EDGE

PUBLIC RECORDS REQUEST FORM

The Tennessee Public Records Act (TPRA) grants Tennessee citizens the right to access open public records that exist at the time of the request. The TPRA does not require records custodians to compile information or create or recreate records that do not exist.

To: Economic Development Growth Engine Industrial Development Board for the City of Memphis and County of Shelby, Tennessee ("EDGE")
100 Peabody Place, Ste. 1100, Memphis, TN 38103-3652
Phone: (901) 341-2100, Email: openrecordsrequest@edgemem.com

From: Requester's Name: Rachel Hurley
Address: [redacted]
Phone: [redacted]
Email: rachel@rachelfortn.com

Are you a Tennessee citizen?
- (●) Yes*
- ( ) No

** Must be validated by providing a copy of a valid Tennessee Driver's License*

Request:
- ( ) Inspection
- (●) Copy/Duplicate

If costs for copies are assessed, the you have a right to receive an estimate. Do you wish to waive your right to an estimate and agree to pay copying and duplication costs in an amount not to exceed $20.00? If so, initial here:_____.

Delivery Preference:
- ( ) On-Site Pick-Up
- ( ) USPS First-Class Mail-Postage must be paid with copy costs
- (●) Electronic
- ( ) Other: _____

[Complete the Written Request on the Following Page]

Records Requested: Provide a detailed description of the record(s) requested, including: (1) type of record; (2) timeframe or dates for the records sought; and (3) subject matter or key words related to the records. Under the TPRA, record requests must be sufficiently detailed to enable a governmental entity to identify the specific records sought. As such, your record request must provide enough detail to enable the records custodian responding to the request to identify the specific records you are seeking.

See the attached page, headed "Records Requested", which is part of this form.

Subject: the Pidgeon Industrial Park land lease to the xAI entities (CTC Property LLC, MZX Tech LLC, X.AI Corp, X.AI LLC, SpaceXAI), its approval, valuation and title, EDGE's xAI correspondence and any incentives, and any agreement for the 27.33 acres south of the water recycling plant. Eight numbered items, each a separate request. Electronic copies. A copy of my Tennessee driver's license accompanies this form.

Signature of Requestor

Signature of Public Records Request Coordinator

Date Submitted

Date Received

I am a Tennessee citizen requesting records under the Tennessee Public Records Act, Tenn. Code Ann. 10-7-503. A copy of my Tennessee driver's license is attached.

This request concerns EDGE's dealings with xAI and its affiliated entities, including but not limited to CTC Property LLC, MZX Tech LLC, X.AI Corp, X.AI LLC and SpaceXAI. Where an item below refers to "the xAI entities," I mean any of those and any other entity acting for them.

Please treat each numbered item as a separate request. If one item is objected to or delayed, I ask that the others be produced on their own schedule, and I am glad to receive records as they become available rather than waiting for the whole set.

1. The land lease at the Frank C. Pidgeon Industrial Park that the EDGE Board approved in or about October 2024 for a parcel adjacent to the existing xAI facility on Paul R. Lowry Road, together with all amendments, exhibits, attachments and site plans referenced in it. If the lease was assigned, replaced or amended at any time since, I request the current instrument as well.

2. The EDGE Board agenda, board packet, staff report and minutes for the meeting at which that lease was approved, together with the resolution or motion approving it and the recorded vote.

3. Any appraisal, valuation, rent study, market analysis or broker opinion of value prepared for or relied on by EDGE in setting the rent or terms of that lease.

4. All correspondence between EDGE personnel and the xAI entities, or their agents, brokers or attorneys, from January 1, 2024 to the present, concerning any lease, land, site or facility in Shelby County.

5. All correspondence between EDGE personnel and the Greater Memphis Chamber concerning the xAI entities, from January 1, 2024 to the present.

6. Any incentive, abatement, payment-in-lieu-of-tax, tax increment financing, grant, loan or other financial assistance application, agreement, term sheet or board action involving the xAI entities, from January 1, 2024 to the present. If none exists, please say so in writing.

7. Any record identifying which EDGE-managed entity holds title to or controls the leased parcel - the Industrial Development Board, the Memphis and Shelby County Port Commission, the Depot Redevelopment Corporation, or Foreign Trade Zone 77.

8. Any lease, license, easement or other agreement with the xAI entities covering the approximately 27.33 acres labeled "LEASED PROPERTY TO THE SOUTH" on the site plans for the Colossus Water Recycling Plant (City of Memphis right-of-way permit ROW-25-000087, sheets C-01-401 and C-01-402, erosion and sediment control note 2), shown there on land identified as EDGE's, 73.00 acres, Instrument No. 16008643, together with any exhibits and site plans referenced in it.

Electronic copies are fine. If any record or any part of one is withheld, please identify it and cite the specific exemption in writing. If no responsive records exist for a numbered item, please say so in writing for that item. If any item needs clarifying, please contact me before denying it. Please contact me before incurring any charge above $50.00.

Rachel Hurley