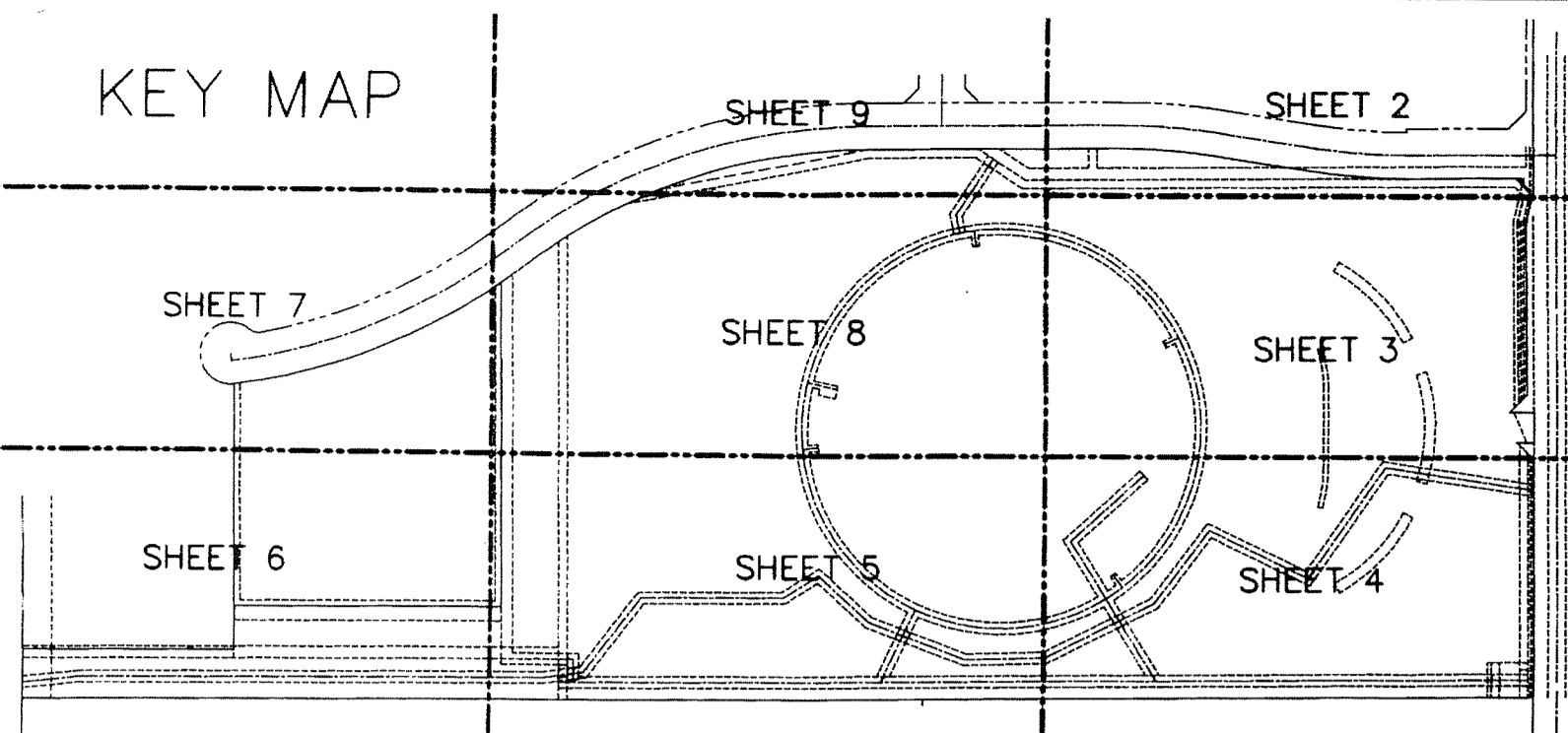


20140359389

KEY MAP

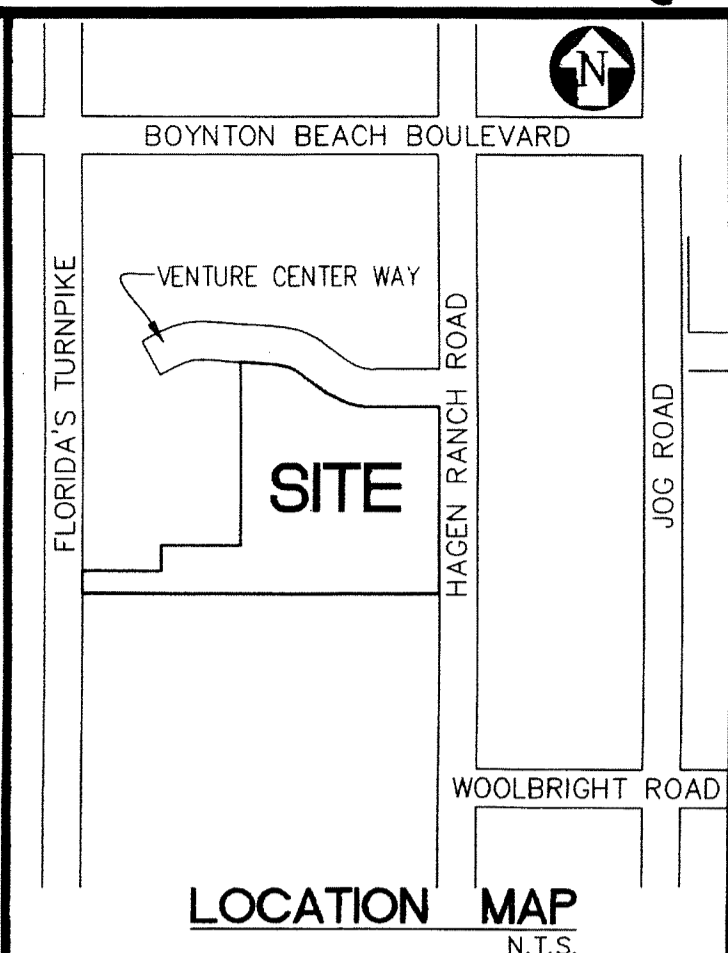


0657.003

BETHESDA HEALTH CARE MUPD

BEING A REPLAT OF A PORTION OF PARCEL B-2 AND A PORTION OF PARCEL A-2 OF BOYNTON BEACH ENTERPRISE CENTER PLAT NO. 2 AS RECORDED IN PLAT BOOK 79, PAGE 152, LYING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 9



STATE OF FLORIDA COUNTY OF PALM BEACH THIS INSTRUMENT WAS FILED FOR RECORD AT 10:16 AM THIS 29th DAY OF Sept. 2014 AND DULY RECORDED IN PLAT BOOK NO. 118 ON PAGE 158-166 SHARON R. BOCK, CLERK AND COMPTROLLER BY: Shey Hwe, D.C.

158

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HCRI 10301 HAGEN RANCH PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, BEING OWNER OF THE OF LAND SHOWN HEREON AS BETHESDA HEALTH CARE MUPD, BEING A REPLAT OF A PORTION OF PARCEL B-2 AND A PORTION OF PARCEL A-2 OF BOYNTON BEACH ENTERPRISE CENTER PLAT NO. 2 AS RECORDED IN PLAT BOOK 79, PAGE 152, LYING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PLAT OF BOYNTON BEACH ENTERPRISE CENTER PLAT NO. 2; THENCE ALONG THE SOUTHERLY LINE OF SAID PLAT OF BOYNTON BEACH ENTERPRISE CENTER REPLAT NO. 2, S89°37'11"W A DISTANCE OF 2615.10 FEET TO THE SOUTHWESTERLY CORNER OF SAID PLAT; THENCE, ALONG THE WESTERLY LINE OF SAID PLAT; N00°24'18"W A DISTANCE OF 84.59 FEET; THENCE LEAVING SAID WESTERLY LINE, AND ALONG THE NORTHERLY AND WESTERLY LINES OF PARCEL B-2 OF SAID PLAT OF BOYNTON BEACH ENTERPRISE CENTER PLAT NO. 2, THE FOLLOWING FOUR (4) COURSES, N89°37'17"E A DISTANCE OF 368.88 FEET; THENCE N00°23'06"W A DISTANCE OF 75.41 FEET; THENCE N89°37'11"E A DISTANCE OF 460.00 FEET; THENCE N00°23'06"W A DISTANCE OF 559.80 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1040.00 FEET, AND HAVING A RADIAL BEARING OF N35°05'17"W; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF VENTURE CENTER WAY (80 WIDE RIGHT-OF-WAY), AS RECORDED IN PLAT BOOK 80, PAGE 160; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF VENTURE CENTER WAY THE FOLLOWING NINE (9) COURSES, RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 009°7'45" A DISTANCE OF 17.47 FEET TO THE POINT OF TANGENCY; THENCE N53°56'58"E A DISTANCE OF 68.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 960.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°40'13" A DISTANCE OF 597.66 FEET TO THE POINT OF TANGENCY; THENCE N89°37'11"E A DISTANCE OF 445.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 960.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°09'02" A DISTANCE OF 153.32 FEET TO THE POINT OF TANGENCY; THENCE S81°13'47"E, A DISTANCE OF 177.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1040.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°08'42", A DISTANCE OF 166.00 FEET TO THE POINT OF TANGENCY; THENCE N89°37'31"E, A DISTANCE OF 188.37 FEET; THENCE S45°23'06"E, A DISTANCE OF 41.02 FEET TO A POINT ON THE WESTERLY LINE OF HAGEN RANCH ROAD, (VARYING WIDTH RIGHT-OF-WAY); SAID LINE ALSO BEING THE EASTERLY LINE OF SAID PLAT OF BOYNTON BEACH ENTERPRISE CENTER PLAT NO. 2, THENCE ALONG SAID EASTERLY LINE THE FOLLOWING EIGHT (8) COURSES, S13°06'34"W A DISTANCE OF 47.14 FEET; THENCE S00°23'06"E, A DISTANCE OF 298.50 FEET; THENCE S44°36'54"W, A DISTANCE OF 42.43 FEET; THENCE N89°36'54"E, A DISTANCE OF 42.00 FEET; THENCE S00°23'06"E, A DISTANCE OF 52.00 FEET; THENCE S89°36'54"W, A DISTANCE OF 30.00 FEET; THENCE S45°23'06"E, A DISTANCE OF 42.43 FEET; THENCE S00°23'06"E, A DISTANCE OF 411.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,724,457 SQUARE FEET OR 39.588 ACRES MORE OR LESS.

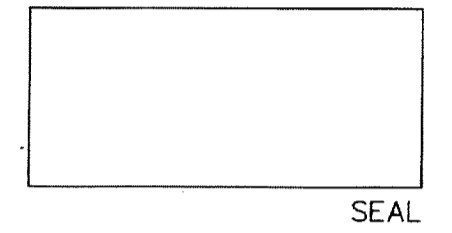
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 9045, PAGE 1065, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.
2. TRACT R-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
3. TRACT WM, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
5. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
6. THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, HCRI 10301 HAGEN RANCH PROPERTIES, LLC, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND A LIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE OWNER, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT - ADMINISTRATION AND CORPORATE SECRETARY, THIS 29th DAY OF August, 2014.

HCRI 10301 HAGEN RANCH PROPERTIES, LLC A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA BY: HCRI 10301 HAGEN RANCH HOLDINGS, LLC, ITS SOLE MEMBER BY: HEALTH CARE REIT, INC., ITS SOLE MEMBER

BY: Erin C. Ibele ERIN C. IBELE, SENIOR VICE PRESIDENT - ADMINISTRATION AND CORPORATE SECRETARY



WITNESS: Kristin L. Bussell PRINT NAME: Kristin L. Bussell

WITNESS: [Signature] PRINT NAME: [Signature]

ACKNOWLEDGMENT

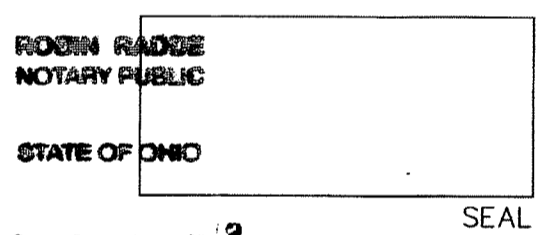
STATE OF OHIO COUNTY OF: LUCAS

BEFORE ME PERSONALLY APPEARED ERIN C. IBELE WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT - ADMINISTRATION AND CORPORATE SECRETARY OF HEALTH CARE REIT, INC., SOLE MEMBER OF HCRI 10301 HAGEN RANCH HOLDINGS, LLC., SOLE MEMBER OF HCRI 10301 HAGEN RANCH PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DELAWARE LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID A DELAWARE LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF August, 2014.

MY COMMISSION EXPIRES: April 1, 2018

Robin Raade (PRINTED NAME) - NOTARY PUBLIC



MORTGAGEE'S CONSENT: STATE OF KANSAS, COUNTY OF JOHNSON.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE CURRENT HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 24798, PAGE 0552, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CURRENT HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 7th DAY OF July, 2014.

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR THE REGISTERED HOLDERS OF UBS-CITIGROUP COMMERCIAL MORTGAGE TRUST 2011-C1, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2011-C1.

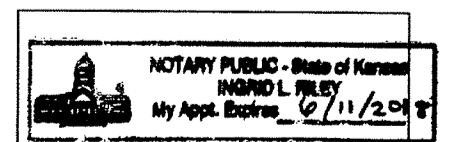
BY: MIDLAND LOAN SERVICES, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, ITS PRIMARY SERVICER

NAME: Alan Torales TITLE: Vice President

ACKNOWLEDGMENT

STATE OF KANSAS COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7th DAY OF July, 2014, BY Alan Torales AS Vice President of Midland Loan Services, a division of PNC Bank, National Association, as Primary Servicer of Deutsche Bank Trust Company Americas, as Trustee for the Registered Holders of UBS-Citigroup Commercial Mortgage Trust 2011-C1, Commercial Mortgage Pass-Through Certificates, Series 2011-C1.



Ingrid L. Riley PRINTED NAME OF NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, A TITLE INSURANCE COMPANY AS DULY LICENSED

CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN HCRI 10301 HAGEN RANCH PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENTS AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT NONE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: August 12, 2014

BY: Robert B. Slesholtz, Vice President

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S"), PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

KEVIN M. BECK, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA LICENSE NO. 6168 STATE OF FLORIDA L.B.# 6603

SURVEYORS NOTES

- 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: PRM LB#6603
2. BEARINGS SHOWN HEREON ARE BASED UPON STATE PLANE GRID, FLORIDA EAST NAD 83 1990 ADJUSTMENT OF THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS SHOWN HEREON, SAID LINE HAVING A BEARING OF N00°23'06"W, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THIS PLAT IS BEING PREPARED IN REFERENCE TO ZONING PROJECT NO. 00644-001.
7. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
8. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
9. COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT (NAD 83-90) ZONE = FLORIDA EAST ZONE LINEAR UNITS = U.S. SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR: 1.0000263 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING = GRID BEARING NO ROTATION

LEGEND

- C CENTERLINE
D.B. DEED BOOK
D.E. DRAINAGE EASEMENT
FPL FLORIDA POWER & LIGHT
LWDD LAKE WORTH DRAINAGE DISTRICT
O.R.B. OFFICIAL RECORD BOOK
P.B.C.P.R. PALM BEACH COUNTY PUBLIC RECORDS
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.B. PLAT BOOK
P.G. PAGE
P.G.S. PAGES
R.P.B. ROAD PLAT BOOK
R/W RIGHT-OF-WAY
(C) CALCULATED
(D) DEED
(P) PLAT
SET 4" X 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED P.R.M. LB#6603
FOUND PERMANENT REFERENCE MONUMENT AS NOTED
SET MAG NAIL AND DISK PRM LB#6603
SET #5 IRON ROD AND CAP ENGENUITY LB#6603
R RADIUS
L LENGTH
DELTA ANGLE
PRM PERMANENT REFERENCE MONUMENT
PK PARKER KAYLON
PLS PROFESSIONAL LAND SURVEYOR
PBCUE PALM BEACH COUNTY UTILITY EASEMENT
EXISTING EASEMENTS
PARCEL IS SUBJECT TO EASEMENTS AND OTHER MATTERS AS SHOWN ON THE PLAT OF BOYNTON BEACH ENTERPRISE CENTER PLAT NO. 2, PLAT BOOK 79, PAGES 152 THROUGH 155 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ONLY THE EASEMENTS AS SHOWN HEREON ARE TO BE RETAINED BY THIS REPLAT.

PARCEL IS SUBJECT TO EASEMENTS AND OTHER MATTERS AS SHOWN ON THE PLAT OF BOYNTON BEACH ENTERPRISE CENTER PLAT NO. 2, PLAT BOOK 79, PAGES 152 THROUGH 155 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ONLY THE EASEMENTS AS SHOWN HEREON ARE TO BE RETAINED BY THIS REPLAT.

Table with columns: DESIGNATION, SQ. FT., ACRES. Rows: TRACT A, TRACT R-1, TRACT WM, TOTAL.

COUNTY ENGINEER APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 29th DAY OF September, 2014 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1) FLORIDA STATUTES.

BY: George T. Webb, P.E. COUNTY ENGINEER

THIS INSTRUMENT PREPARED BY KEVIN M. BECK, P.S.M. L6168 STATE OF FLORIDA, ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS 1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405. CERTIFICATE OF AUTHORIZATION NO. LB0006603.

BETHESDA HEALTH CARE MUPD



Table with columns: DATE, SCALE, CAD FILE, SISK PROJECT, DRAWN, CHECKED. Rows: 11/26/13, NONE, 5013.07PL01, 5013.07, STAFF, K.BECK.

1/9 JOB NO. 5013.07

Y:\Land Projects R2\001307\001307\001307\STATE PLANE.dwg 7/2/2014 8:21:31 AM EDT