

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA
MIAMI DIVISION
CASE NO. 0:23-cr-60170-RNS-1

UNITED STATES OF AMERICA, Miami, Florida
Plaintiff, June 3, 2024
vs.
ALEXANDRA ACOSTA,
Defendant. Pages 1 to 25

EXCERPT FROM JURY TRIAL
(TESTIMONY OF TODD CREVIER)
BEFORE THE HONORABLE ROBERT N. SCOLA
UNITED STATES DISTRICT JUDGE

APPEARANCES:

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1 STENOGRAPHICALLY REPORTED BY:

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9 I N D E X

10 WITNESS	<u>Direct</u>	<u>Cross</u>	<u>Red.</u>
11 TODD CREVIER			
12 By Mr. Jones	3		
13 By Mr. Silber		17	

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1 (The following is an excerpt from the jury trial proceedings:)

2 * * * * *

3 MR. JONES: Your Honor, the Government calls Todd
4 Crevier.

5 Thereupon:

6 TODD CREVIER

7 was called as a witness and, having been duly sworn, was
8 examined and testified as follows:

9 THE WITNESS: I do.

10 THE COURT: Please have a seat, pull yourself up close
11 to the microphone and you can also adjust the microphone if you
12 need. And, when you are ready, tell us your name and spell
13 your last name.

14 THE WITNESS: Sure. Todd Francis Crevier,
15 C-R-E-V-I-E-R.

16 THE COURT: Thank you. You may proceed.

17 DIRECT EXAMINATION

18 BY MR. JONES:

19 Q. Good afternoon, Mr. Crevier.

20 A. Good afternoon.

21 Q. Can you please tell the jury what you do for a living?

22 A. I am a real estate broker.

23 Q. And, prior to being a real estate broker, had you had a
24 different career?

25 A. Yes. I was a -- I am a retired law enforcement officer of

1 25 years.

2 Q. Where were you working?

3 A. City of Hallandale Beach.

4 Q. And you -- when did you retire?

5 A. November of 2023.

6 Q. Were you operating as a real estate -- are you a real
7 estate agent or real estate broker?

8 A. I am a real estate borrower now. I believe I became a real
9 estate agent -- I believe it was in 2015.

10 Q. And what is the difference between a broker and an agent?

11 A. An agent is someone who is licensed to practice real estate
12 within the state of Florida.

13 And, being that, you have to work under a broker in order
14 to be able to practice real estate.

15 Q. Okay. And, as a real estate agent, can you work for more
16 than one broker in the state of Florida?

17 A. No, you cannot.

18 Q. What is Valor Dog, LLC?

19 A. That is my company.

20 Q. And what did that company do in 2021?

21 A. Real estate brokerage.

22 Q. Well, let's back up. When did that company start?

23 A. Well the company was formed approximately in 2012, 2014, I
24 believe, in another venture, nothing to do with real estate.

25 But, then it migrated into real estate when I became a real

1 estate agent, when I got my broker license.

2 Q. Was that in 2015ish?

3 A. No, that would have been in 2017.

4 Q. Okay. And, what is Blue Line Realty?

5 A. That is the name of my business, or the business, but it is
6 a "doing business as" Blue Line Realty, Valor Dog Realty doing
7 business as Blue Line Realty.

8 Q. So, they are effectively one and the same?

9 A. Correct.

10 Q. So, just for everyone's education, can you tell the jury
11 where did you get the Valor Dog name from?

12 A. During my career as a law enforcement officer, at the
13 beginning of my career, I was a canine handler, and my canine
14 partner's name was Valor.

15 Q. Did you ever get those baseball cards of the dogs?

16 A. I believe I had some, some, at some point, yes.

17 Q. And how does this -- how does a -- your company, how does
18 the brokerage work? Can you just explain to the nature of your
19 business, and the people working for you?

20 A. Sure. I have numerous agents that currently work for me
21 now. We -- the agents assist customers either in selling their
22 home or buyers buying their home, or a combination of both, as
23 well; also renters, as well.

24 Q. And, as a brokerage and firm, can you describe the process
25 of the payments?

1 Where does the -- if someone sells a house, for example,
2 under your brokerage, do they get paid, or -- sorry, does the
3 real estate agent get paid, or do you get paid?

4 A. The brokerage gets paid. And, at that point, the brokerage
5 submits a check or issues a check to the agent that procured
6 the deal based on a commission set or whatever was worked out
7 prior to.

8 Q. And so your business is responsible for paying not
9 employees, but these are contractors that work for you?

10 A. Yes, they are independent contractors.

11 Q. And, I guess dating back to 2017, how many independent
12 contractors did you have under your umbrella?

13 A. In the year 2017?

14 Q. Sure.

15 A. Approximately two, maybe three.

16 Q. And, what were your earnings, approximately, as a brokerage
17 firm back then?

18 A. In 2017, I think it was somewhere in the neighborhood of 40
19 or \$50,000.

20 Q. And, in 2018, did you grow at all?

21 A. Yes, we did.

22 Q. Was that by adding more contractors?

23 A. A combination of both; obviously, we did add more
24 independent contractors as agents. But, the agents that we
25 currently had were starting to build clientele, as well.

1 Q. And, in 2019, were you still in operation?

2 A. Correct. Yes.

3 Q. And, in that time, did -- how, well, how was the real
4 estate industry doing in 2019?

5 A. It was doing well. I believe that year, we had made -- I
6 think it was \$140,000 in gross for the year.

7 Q. That's almost -- you have been growing. So, it was about
8 three times what you made 2017?

9 A. Correct.

10 Q. And how about 2020?

11 A. It 2020, that was 240,000.

12 Q. So, you continued to grow in 2020?

13 A. Correct.

14 Q. Did you see sales increase during the pandemic?

15 A. Sales increased. That coupled with I was adding on more
16 independent contractors as agents, as well.

17 Q. And how about 2021? Was the structure, or how did you do
18 as a brokerage firm in 2021?

19 A. It was strong, but we did have a little dip from the year
20 prior. I think we made \$25,000 less, somewhere in the
21 neighborhood of, I think, 230 or something like that.

22 Q. And, overall, during that period, did the real estate
23 market grow or shrink?

24 A. It was growing.

25 Q. I am going to take us back into 2022. Are you familiar

1 with 2019? Are you familiar with the defendant,

2 Alexandra Acosta?

3 A. Yes, I am.

4 Q. How do you know her?

5 A. She was one of my independent contractors for Valor Dog

6 LLC, d/b/a Blue Line Realty.

7 Q. And, do you recall when she joined your brokerage?

8 A. I do recall, yes.

9 Q. When was that?

10 A. That was approximately -- I don't know the exact date, but

11 I believe it was at the end of 2018.

12 Q. And how did you meet?

13 A. Through a mutual friend, an individual that was an

14 independent contractor, a realtor for me knew of Alexandra and

15 knew she was licensed as a real estate agent, and there was a

16 possibility that she may want to leave her current brokerage

17 and possibly come on board with mine.

18 Q. Did you also have any of Alexandra Acosta's family working

19 for your brokerage.

20 MR. SILBER: Objection, relevance.

21 THE COURT: Overruled.

22 THE WITNESS: Yes.

23 BY MR. JONES:

24 Q. Can you tell the jury who they were?

25 A. Her mother.

1 Q. And what is her mother's name, for the record?

2 A. Maritza Acosta.

3 Q. Was there anybody else?

4 A. Her significant other. I believe her name was Erin
5 Thompson.

6 Q. Was Maritza Acosta and Erin Thompson working as agents
7 under your brokerage in 2019?

8 A. Yes.

9 Q. How about 2020?

10 A. Yes.

11 Q. 2021?

12 A. Yes.

13 Q. Was defendant Alexandra Acosta working for your brokerage
14 in 2019?

15 A. Yes.

16 Q. Did she have any sales in 2019?

17 A. Yes, she did.

18 Q. I am showing you what was previously marked as Defendant's
19 Exhibit 400.

20 Let me see if defense counsel has any objection to the
21 admission.

22 MR. SILBER: What is the document number?

23 MR. JONES: 400, payments to.

24 MR. SILBER: 400 -- no objection.

25 THE COURT: Okay. So 400 will be in evidence.

1 (Government's No. 400 was received in Evidence.)

2 THE COURT: Do you want to show it to the jury?

3 MR. JONES: Yes, your Honor, please.

4 BY MR. JONES:

5 Q. I will pull up the trial projector now.

6 Mr. Crevier, I am going to -- well, let's take a look at
7 the top of this document here. This is Government's
8 Exhibit 400. It is a one-page document. I am going to
9 highlight the section so we can all read it a little better.

10 Can you describe to the jury what we are looking at?

11 A. This is a 1099 in the year of 2019, made by my company to
12 Alexandra Acosta.

13 Q. Is this a form that is generated by your company?

14 A. Yes.

15 Q. And it reflects what, exactly?

16 A. This reflects the individual who earned compensation for
17 that particular year that usually has their social security
18 number, if they are a sole proprietor, or EIN number if they
19 have an LLC in their name. And, it also has the compensation
20 that they -- that they received for that year.

21 Q. And, in this instance, how much did you disclose in the
22 1099 that Alexandra Acosta earned in 2019?

23 A. \$13,904.

24 Q. I am going to show you what has been marked as Government's
25 Exhibit 401.

1 MR. JONES: Your Honor, I move to admit Government's
2 exhibit 401.

3 THE COURT: Okay.

4 MR. JONES: Without objection from defense counsel.
5 May I publish for the jury?

6 THE COURT: Yes.

7 (Government's No. 401 was received in Evidence.)

8 BY MR. JONES:

9 Q. Mr. Crevier, I am showing you Page 1 of Government's
10 Exhibit 401. Can you describe the document that I am zooming
11 in on?

12 A. The -- yes. This is a check from my company's account,
13 made out on the 11th of October, 2019, to Alexandra Acosta in
14 the amount of \$7,104.

15 Q. And what does this memo line here -- what does that
16 signify?

17 A. That is a reference to the location of the transaction.

18 Q. When you say, "location of the transaction," are you
19 talking about the house, or --

20 A. Correct. Yes.

21 Q. And, do you know what this payment was for, exactly?

22 A. I believe this was for a sale of that house. It could have
23 been for a purchase. I'm not sure, at the location of 4165
24 West 5th Lane.

25 Q. Now, I am scrolling down to Page 2 of Government's

1 Exhibit 401, and I am going to highlight a check again.

2 Well, can you describe what we are looking at?

3 A. That is also another check from my company dated the 11th
4 of October, 2019, also made out to Alex Acosta for \$5,600 for
5 the location of the property address of 8560 Northwest 10th
6 Street.

7 Q. And this check is dated the same date as the first check
8 that we just saw on Page 1; correct?

9 A. It is correct.

10 Q. Can you describe the nature of why there would be two
11 checks on the same day?

12 A. Sure. The individual that Alex Acosta was working with was
13 selling a house, and also purchased a house. And, this
14 transaction was simultaneous, or on that same day.

15 Q. Okay. So, this is one client, a sale and a purchase?

16 A. To my knowledge, that's correct, yes.

17 Q. A colleague once told me there is nothing more painful than
18 scrolling. But, let's go to Government's Exhibit 401, Page 3.
19 What are we looking at here?

20 A. This is another check from my company account on the 14th
21 of March, 2019, made out to Alex Acosta for the amount of \$700.
22 It is \$800. It was a rental for the property address of 755
23 Southwest 113th Way.

24 Q. And this memo does say rental. So, an agent can earn
25 commission on a rental?

1 A. Yes, sir.

2 Q. How exactly does that work?

3 A. Normally, the listing agent for a rental usually has one
4 month's worth of rent to be split between both sides of the
5 transaction. So, I believe this property was -- the monthly
6 rent was \$1,600, and Alex had a client, though, who I was
7 believe was the renter for this location. So, when that --
8 when the lease was signed, the compensation from the seller's
9 side was \$800 towards Blue Line Realty, which was then given to
10 Alex Acosta.

11 Q. And, the last page of this exhibit -- so, it is Page 4 of
12 Government's Exhibit 401, again, highlighting another document
13 here, what are we looking at?

14 A. This is another check, generated by my company, dated on
15 the 31st of August, 2019, made out to Alex Acosta for the
16 amount of \$400. And, it was a rental commission, as well.

17 Q. Now, these four checks -- you received a trial subpoena
18 requesting documents from your business, correct?

19 A. Correct.

20 Q. And, when you went back and went through your records, you
21 produced to the Government certain checks and/or you provided
22 certain proof of income; correct?

23 A. Correct.

24 Q. Now, is what we went through today the scope of what
25 Alexandra Acosta made in 2019 for your firm?

1 A. Yes, it is.

2 Q. Now, when you also looked through your records, did you
3 determine whether she had earned any money in 2020 from your
4 firm?

5 A. She did not.

6 Q. Can you describe your interactions, your day-to-day working
7 with Ms. Acosta as a real estate agent, in 2019, for example?

8 A. Sure. There wasn't much contact. But, that is not to say
9 I don't have much contact with all of the agents that I do --
10 that do work under my umbrella.

11 The majority of agents have other employment. So, this is
12 not their primary employment. So, this is not -- some agents,
13 it is, to where they do very, very well; other agents only do
14 one deal a year, four deals a year, may not do any deals a
15 year. So, I may not have any real interaction with
16 individuals. It all depends on whether or not they are having
17 something come up real estate-related at that time.

18 Q. And, in 2020, did you have any interaction with the
19 defendant, Alexandra Acosta, about real estate?

20 A. I may have, but there was no transactions that she did, to
21 my knowledge.

22 Q. You mentioned that her mother also works under your
23 umbrella. Did Maritza Acosta make sales in 2020?

24 A. I --

25 MR. SILBER: Objection, relevance.

1 THE COURT: Overruled.

2 THE WITNESS: I believe she did.

3 BY MR. JONES:

4 Q. Did she make sales in 2019?

5 A. Possibly.

6 Q. Did she make sales in 2021?

7 A. Yes, I believe so, yes.

8 Q. How about Erin Thompson. Did Erin Thompson make any sales
9 during that period?

10 A. No.

11 Q. I am going to show you one last document. This is
12 Government's Exhibit 402.

13 MR. SILBER: No objection.

14 THE COURT: All right. 402 is in evidence.

15 MR. JONES: May I publish?

16 THE COURT: Yes.

17 (Government's No. 402 was received in Evidence.)

18 BY MR. JONES:

19 Q. Mr. Crevier, I am showing you what has been admitted as
20 Government's Exhibit 402. Can you describe the document that
21 we are looking at?

22 A. This is a check made out from the account of my company for
23 the 2nd of June, 2021, made out to Alex Acosta for \$675. It
24 was for a rental.

25 Q. And, upon reviewing all the records for Valor Dog in 2021,

1 was this the totality of the income paid to defendant Acosta
2 that year?

3 A. Yes. It was, I believe, yes.

4 Q. Now, you mentioned that you owned the business, Valor Dog
5 LLC, correct?

6 A. Correct.

7 Q. In 2020, things were okay?

8 A. Okay, in terms of?

9 Q. Sorry, financially. That is a good point.

10 A. Financially?

11 Q. Yes, yes. The company?

12 A. Yes.

13 Q. Did you apply for a PPP loan on February 1st, 2021?

14 A. No.

15 Q. Did you apply for any PPP loan for your company?

16 A. No.

17 Q. Did you apply for one as an independent contractor,
18 yourself?

19 A. No.

20 MR. JONES: No further questions, your Honor.

21 THE COURT: All right.

22 Cross-examination?

23 MR. SILBER: Thank you, your Honor.

24

25

1 CROSS-EXAMINATION

2 BY MR. SILBER:

3 Q. Good afternoon, sir.

4 A. Good afternoon.

5 Q. Thank you for coming in today.

6 A. You are welcome.

7 Q. Just a couple of questions. You mentioned that you had
8 another career before entering real estate. Was that in law
9 enforcement?

10 A. Yes, sir.

11 Q. And, how many years did you spend in law enforcement?

12 A. 25.

13 Q. And, when you started your real estate company, did you
14 leverage those being in law enforcement in the sense that you
15 knew people that maybe needed to buy homes or apartments -- did
16 you get law enforcement customers?

17 A. Yes.

18 Q. Was that a large or small or medium portion of your
19 business?

20 A. Initially, it was a large portion, in reference to the
21 number of transactions we had. But, then as years went on, not
22 only was it just law enforcement officers, but it was a
23 diversity of other different types of employment, individuals
24 that had nothing to do with law enforcement whatsoever.

25 Q. Sorry, you said -- how long were you in law enforcement

1 again?

2 A. 25 years.

3 Q. 25 years, sorry.

4 THE COURT: Is your microphone on?

5 MR. JONES: Sorry. I am not so good with the tech.

6 BY MR. SILBER:

7 Q. All right. And, in terms of the agents that you employed,
8 did you employ fellow officers who were looking for part-time
9 work?

10 A. I didn't employ agents. They worked under my umbrella as
11 independent contractors.

12 Q. That's what I mean. I don't mean they are a technically
13 employee/employer relationship; but, my point is you had police
14 officers who were working full time in law enforcement working
15 with your company part-time as realtors; correct?

16 A. That's correct.

17 Q. Okay. And that, of course, is the context how you came to
18 know Ms. Acosta; correct?

19 A. Well, it was through a mutual friend who was an agent.

20 Well, I don't know if it was a mutual friend. I believe it was
21 a mutual friend. But, it was an agent who was currently
22 enduring the umbrella of Blue Line Realty who knew Ms. Acosta.
23 I did not know her. And, he introduced us.

24 Q. But, what I am getting at is she is in a category of
25 realtors who was working full time in a law enforcement agency

1 and part-time working with your company?

2 A. Correct.

3 Q. And, I am guessing, just like Valor Dog was the name of
4 your canine, Blue Line references law enforcement; is that
5 where you got the name?

6 A. Yes.

7 Q. And, you must have sold a lot of homes to law enforcement
8 officers; is that correct?

9 A. What is considered a lot?

10 Q. You sold more than 50?

11 A. The company has, yes, somewhere right around there. I am
12 not sure. But, you know --

13 Q. Are you familiar with the special privacy protections that
14 a law enforcement has accessible -- law enforcement officer has
15 accessible to them in terms of public records related to their
16 residence?

17 A. Sure.

18 Q. Okay. And, isn't it true that a law enforcement officer
19 can submit a form with the local County property appraiser to
20 hide their address from the public?

21 A. That is correct.

22 Q. And, do you have any idea why that might be the case?

23 A. For privacy reasons in reference to individuals that that
24 officer may have come in contact with during their law
25 enforcement duties and would look up their address.

1 Q. It is fairly obvious what we are talking about, right?

2 A. Sure.

3 Q. And, you were in law enforcement 25 years. Right?

4 A. Yes.

5 Q. I am guessing you guarded where you lived closely; correct?

6 A. Well ---

7 Q. That is not something you would publicize to people you
8 interacted with, right?

9 A. My, address is public.

10 Q. Well, what I am saying is, as a member of law enforcement,
11 you have a reason to protect your privacy and your personal
12 identifying information; correct?

13 A. I have a reason to?

14 Q. As a member of law enforcement, yes.

15 A. That's up to the individual who owns a house, whether or
16 not they want to make that private or not.

17 Q. That is what I am getting at. Law enforcement engages with
18 some fairly nasty people from time to time; correct?

19 A. They can, yes.

20 Q. It can be extremely violent people, right?

21 A. Sure.

22 Q. And, I am sure in the course of your 25 years, you must
23 have interacted with more than few, right?

24 A. Yes, I have.

25 Q. Certainly, those are people that you do not want knowing

1 where you live; correct?

2 A. Correct.

3 Q. Where you rest your head at night?

4 A. Sure.

5 Q. Or your children are at home, right?

6 A. Understood.

7 Q. And, is that why your law enforcement customers would like

8 to have their personal information kept out of the public

9 record?

10 A. That would be a reason, if they wanted to do so. But, that

11 would have to go -- that is an individual choice of a law

12 enforcement officer, to petition the County and fill out

13 documentation in reference to doing that.

14 Q. Okay. But, it certainly is something that is accessible to

15 them; correct?

16 A. For law enforcement officers?

17 Q. Yes.

18 A. Yes, of course.

19 Q. That doesn't exist for accountants, as far as you know,

20 right?

21 A. Accountants?

22 Q. Yes.

23 A. To my knowledge, no.

24 Q. Okay.

25 A. I don't know. But -- I could be wrong, but I don't believe

1 so.

2 Q. What I am getting at is your real estate, you know the
3 process, this is a special thing that only law enforcement has
4 accessible to them; correct?

5 A. I know law enforcement does. I am not sure if there is any
6 other employment, you know, jobs that have that. There may be,
7 but I don't know.

8 Q. But, just to summarize and to move on, if a law enforcement
9 officer was your customer, they could, if they wanted to, take
10 advantage of that special opportunity to keep their personal
11 address out of the public for their own safety, right?

12 A. Correct, yes.

13 Q. That's -- it is for their safety, right?

14 A. Sure, yes.

15 Q. Okay. All right.

16 The Government showed you a whole bunch of checks for 2019.
17 Let me just pull these out.

18 Can you see what I'm looking at?

19 A. My screen is black.

20 Q. Oh. Is it blank still?

21 A. Yes, sir.

22 MR. JONES: Your Honor, what do I need to do to turn
23 on --

24 THE COURT: I have to switch it on. Hold on.

25 MR. SILBER: Sorry.

1 BY MR. SILBER:

2 Q. Perfect. There we go. All right. They showed you this
3 check, right?

4 A. Yes.

5 Q. And, there is Valor Dog doing business as Blue Line Realty?

6 A. Yes.

7 Q. Alex Acosta, 4165 West 5th Lane?

8 A. Correct.

9 Q. That would have been a home that she sold, right --

10 A. Correct.

11 Q. -- as a realtor, right?

12 A. Yes.

13 Q. And, this 7,104 represents the commission she earned,
14 right?

15 A. That's correct.

16 Q. Okay. And, that was paid to her on October 11, 2019,
17 right?

18 A. Yes.

19 Q. Okay. Perhaps so we can do this quicker, 8560
20 Northwest 10th Street -- do you see where I am looking at here?

21 A. Yes.

22 Q. That would have been another home she told, right?

23 A. Correct.

24 Q. And the commission was \$5,600?

25 A. Correct.

1 Q. Also paid on October 11th, 2019, right?

2 A. Correct.

3 Q. Okay. 755 Southwest 113th Way, a rental. Does this \$800
4 represent the commission she made getting this rental?

5 A. Yes.

6 Q. Okay. March 14, also, 2019?

7 A. Correct.

8 Q. Okay. So, isn't it true that in the year 2019, she was an
9 active realtor working with your company?

10 A. In 2019, yes.

11 Q. And she earned about \$13,900?

12 A. Correct.

13 MR. SILBER: I have nothing further of this witness,
14 your Honor.

15 THE COURT: All right. Do you have redirect?

16 MR. JONES: No, your Honor.

17 THE COURT: Thank you. You may step down.

18 (Witness excused.)

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C E R T I F I C A T E

I hereby certify that the foregoing is an
accurate transcription of the proceedings in the
above-entitled matter.

<u>August 8, 2024</u>	<u>/s/Sharon Velazco</u>
DATE	SHARON VELAZCO, RPR, FPR
	Official Court Reporter
	United States District Court
	400 North Miami Avenue
	9th Floor
	Miami, Florida 33128

\$

\$1,600 [1] - 13:6

\$13,900 [1] - 24:11

\$13,904 [1] - 10:23

\$140,000 [1] - 7:6

\$25,000 [1] - 7:20

\$400 [1] - 13:16

\$5,600 [2] - 12:4, 23:24

\$50,000 [1] - 6:19

\$675 [1] - 15:23

\$7,104 [1] - 11:14

\$700 [1] - 12:21

\$800 [3] - 12:22, 13:9, 24:3

/

/s/Sharon [1] - 25:7

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0:23-cr-60170-RNS-1 [1] - 1:2

1

1 [3] - 1:8, 11:9, 12:8

1099 [2] - 10:11, 10:22

10th [2] - 12:5, 23:20

11 [1] - 23:16

113th [2] - 12:23, 24:3

11th [3] - 11:13, 12:3, 24:1

14 [1] - 24:6

14th [1] - 12:20

17 [1] - 2:12

1st [1] - 16:13

2

2 [1] - 11:25

2012 [1] - 4:23

2014 [1] - 4:23

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