

Exhibit 'C'
PERSIMMON BLVD. EAST – PLAT 5
TOPOGRAPHICAL SURVEY

THIS SPACE INTENTIONALLY LEFT BLANK

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS PERSIMMON BOULEVARD EAST - PLAT 5, BEING A PORTION OF SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.89°48'53"E, ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 4149.27 FEET; THENCE S.00°11'07"W., DEPARTING SAID NORTH BOUNDARY LINE OF SECTION 6, A DISTANCE OF 6111.74 FEET TO THE NORTHEAST PLAT CORNER OF THE PLAT OF PERSIMMON BOULEVARD EAST - PLAT 4, AS RECORDED IN PLAT BOOK 131, PAGES 106 THROUGH 107, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF ORCHARDS OF WESTLAKE - PHASE II, AS RECORDED IN PLAT BOOK 133, PAGES 88 THROUGH 98, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING THE POINT OF BEGINNING; THENCE BY THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID SOUTHERLY BOUNDARY LINE OF THE PLAT OF ORCHARDS OF WESTLAKE - PHASE II: 1) THENCE S.87°22'37"E, A DISTANCE OF 292.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1998.00 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°34'37", A DISTANCE OF 1170.88 FEET TO A POINT OF TANGENCY; 3) THENCE N.59°02'46"E., A DISTANCE OF 520.37 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 140.00 FEET, AND A RADIAL BEARING OF S.74°07'51"E. AT SAID INTERSECTION; 4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°25'19", A DISTANCE OF 132.98 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 4506.00 FEET, AND A RADIAL BEARING OF N.66°56'59"W. AT SAID INTERSECTION; 5) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°10'31", A DISTANCE OF 13.79 FEET TO A POINT OF NON-TANGENCY, ALSO BEING THE SOUTHWEST PLAT CORNER OF THE PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, AS RECORDED IN PLAT BOOK 134, PAGES 58 THROUGH 62, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND; THENCE S.67°07'30"E., DEPARTING SAID SOUTHERLY BOUNDARY LINE OF THE PLAT OF ORCHARDS OF WESTLAKE - PHASE II, AND ALONG THE SAID SOUTHERLY BOUNDARY LINE OF THE SAID PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, A DISTANCE OF 188.00 FEET TO THE SOUTHEAST PLAT CORNER OF THE SAID PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 30.00 FEET, AND A RADIAL BEARING OF S.87°07'30"E. AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°38'53", A DISTANCE OF 45.35 FEET TO A POINT OF TANGENCY; THENCE S.63°44'22"E, A DISTANCE OF 502.13 FEET; THENCE S.26°15'37"W., A DISTANCE OF 188.00 FEET; THENCE N.63°44'23"W., A DISTANCE OF 490.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 140.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°12'51", A DISTANCE OF 139.80 FEET TO A POINT OF TANGENCY; THENCE S.59°02'46"W., A DISTANCE OF 488.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2194.50 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°34'37", A DISTANCE OF 1286.03 FEET TO A POINT OF TANGENCY; THENCE N.87°22'37"W., A DISTANCE OF 292.26 FEET TO THE SOUTHEAST PLAT CORNER OF THE SAID PLAT OF PERSIMMON BOULEVARD EAST - PLAT 4, ALSO BEING A POINT ON THE EASTERLY BOUNDARY OF THE SAID PLAT OF PERSIMMON BOULEVARD EAST - PLAT 4; THENCE N.02°37'23"E., ALONG THE SAID EASTERLY BOUNDARY OF PERSIMMON BOULEVARD EAST - PLAT 4, A DISTANCE OF 196.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 545,616 SQUARE FEET OR 12.526 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- 1) CURRENT TITLE INFORMATION ON THE SUBJECT PROPERTY HAD NOT BEEN FURNISHED TO GEOPPOINT SURVEYING, INC. AT THE TIME OF THIS SURVEY, AND IS SUBJECT TO TITLE REVIEW AND/OR ABSTRACT. GEOPPOINT SURVEYING, INC. MAKES NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS, AGREEMENTS, AND OTHER SIMILAR MATTERS.
- 2) THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, EXCEPT AS SHOWN HEREON, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC.
- 3) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF S.89°48'53"E, THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-07 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA, SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).
- 4) THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 60" OR SMALLER.
- 5) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
- 6) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7) THE SUBJECT PARCEL LIES IN FLOOD ZONE "X" AND "AE", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12099C0531F, 12099C0532F, 12099C0345F FOR PALM BEACH COUNTY, COMMUNITY NO. 120192, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2017 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER (HTTPS://MSC.FEMA.GOV).
- 8) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON PALM BEACH COUNTY BENCHMARK "AMANDA", HAVING A PUBLISHED ELEVATION OF 25.536 FEET (NAVD 88).
- 9) USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- 10) ON THIS DRAWING, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FINDINGS OR FACTS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. THIS CERTIFICATION IS NOT A CERTIFICATE OF TITLE, EASEMENTS, ZONING, OR FREEDOM OF ENCUMBRANCES.
- 11) THE LANDS DESCRIBED HEREON MAY CONTAIN LANDS THAT ARE CONSIDERED ENVIRONMENTALLY SENSITIVE WETLANDS THAT ARE SUBJECT TO CLAIM OR RESTRICTION BY ONE OR MORE OF THE FOLLOWING AGENCIES: ARMY CORP. OF ENGINEERS, SOUTH FLORIDA WATER MANAGEMENT DISTRICT (S.F.W.M.D.), OR DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.). WETLAND LINES AND AREAS, IF ANY, ARE NOT SHOWN HEREON.

COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID
DATUM = NAD83 2007 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE
PROJECTION = TRANSVERSE MERCATOR
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.0000
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT BEARING = GRID BEARING
NO ROTATION
ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

BENCHMARK NOTE:

BENCHMARK: PALM BEACH COUNTY "AMANDA"
PALM BEACH COUNTY BRASS DISK; ELEVATION = 25.536'(NAVD88)

TO REACH THE STATION FROM THE INTERSECTION OF SEMINOLE PRATT WHITNEY ROAD AND ORANGE BOULEVARD (EAST), GO SOUTH ON SEMINOLE PRATT WHITNEY ROAD FOR 1.4 MILE TO THE M-CANAL AND 60TH STREET NORTH.

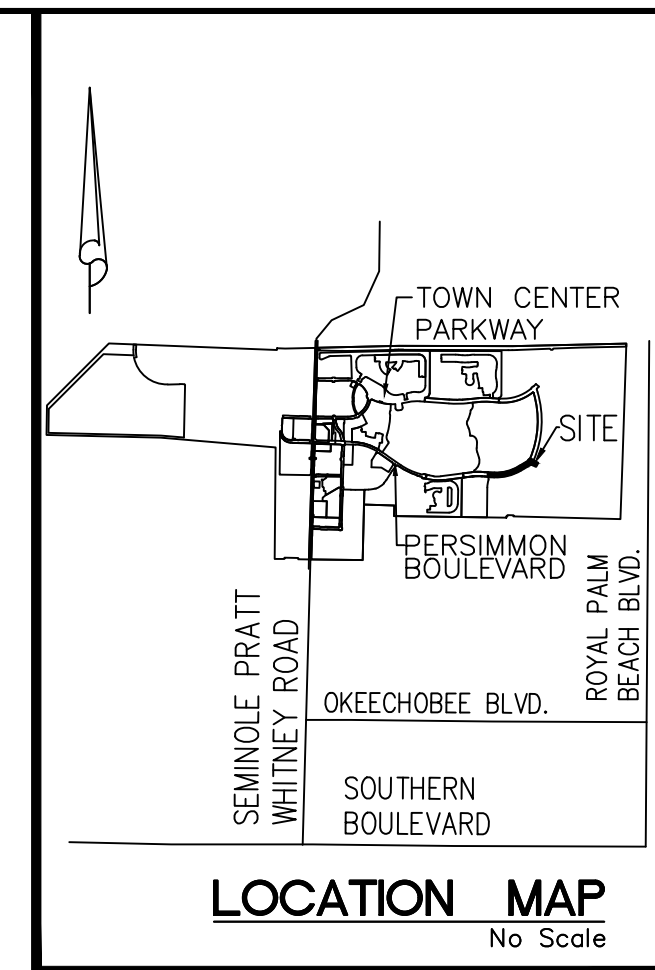
THE STATION IS LOCATED IN THE SOUTHWEST WINGWALL OF THE CONCRETE BRIDGE OVER THE M-CANAL, 6.6 FEET SOUTH OF THE SOUTHWEST END OF THE WEST HANDRAIL, 66 FEET NORTH OF THE CENTERLINE OF 60TH STREET, 46.2 FEET WEST OF THE CENTERLINE OF THE 2 LANE SEMINOLE PRATT WHITNEY ROAD.

THE STATION IS A P.B.C. BRASS DISK STAMPED 'AMANDA'.

NOTE: ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

MEAN SEA LEVEL = 0.00' (NAVD88)

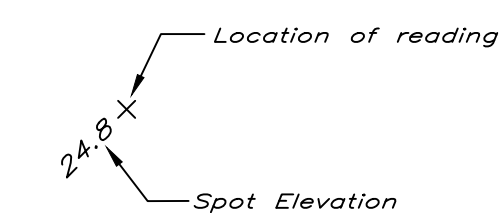
NOTE: CONVERSION FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) = +1.47 Feet.



LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- R.P.B. ----- ROAD PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(s) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- NAVD ----- NORTH AMERICAN VERTICAL DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- 7-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- N.T. ----- NON-TANGENT
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- R.C. ----- REVERSE CURVATURE
- R/W ----- RIGHT-OF-WAY
- ℄ ----- CENTERLINE
- (TYP.) ----- TYPICAL
- LB ----- LICENSE BUSINESS
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT

- ----- FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768" (UNLESS OTHERWISE NOTED)
- ----- SET 3/8" IRON ROD AND CAP LB 7768"



The seal appearing on this document was authorized by Gary A. Rager, Professional Surveyor and Mapper, State of Florida, License No. LS4828
This item has been electronically signed and sealed by Gary A. Rager, P.S.M., on 12/14/2022 using a SHA authentication code.
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

PERSIMMON BOULEVARD EAST - PLAT 5 BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS		
No.	Date	Description

Prepared For: MINTO COMMUNITIES, LLC.
Last Date of Field Survey: 12/14/2022

SURVEYOR'S CERTIFICATE
This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
Digitally signed by Gary A. Rager, DN: cn=Gary A. Rager, ou=Professional Surveyors and Mappers, c=US, e=Gary.Rager@mintocommunities.com Date: 2022.12.14 14:58:51 -0500
Gary A. Rager
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**
NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768
Drawn: DJG Date: 12/07/2022 Data File: -
Check: GAR P.C.: DS Field Book: 2022-35W/29
Section: 7 & 8 Twn. 43 S Rng. 41 E Job #: W/L_PERSIMMON 5.BS70

FILE NAME: W:\MS16\PLANS\STATE - NAD83\SURVEYS\PERSIMMON BLVD EAST P4 PLAT 5.BS70_12-09-22-DWG8 PLOTTED BY: DENNIS SCHALL ON: 12/14/2022 2:22 PM LAST SAVED BY: DSCHALL ON: 12/14/2022 2:21 PM

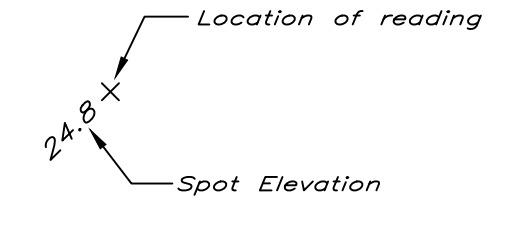
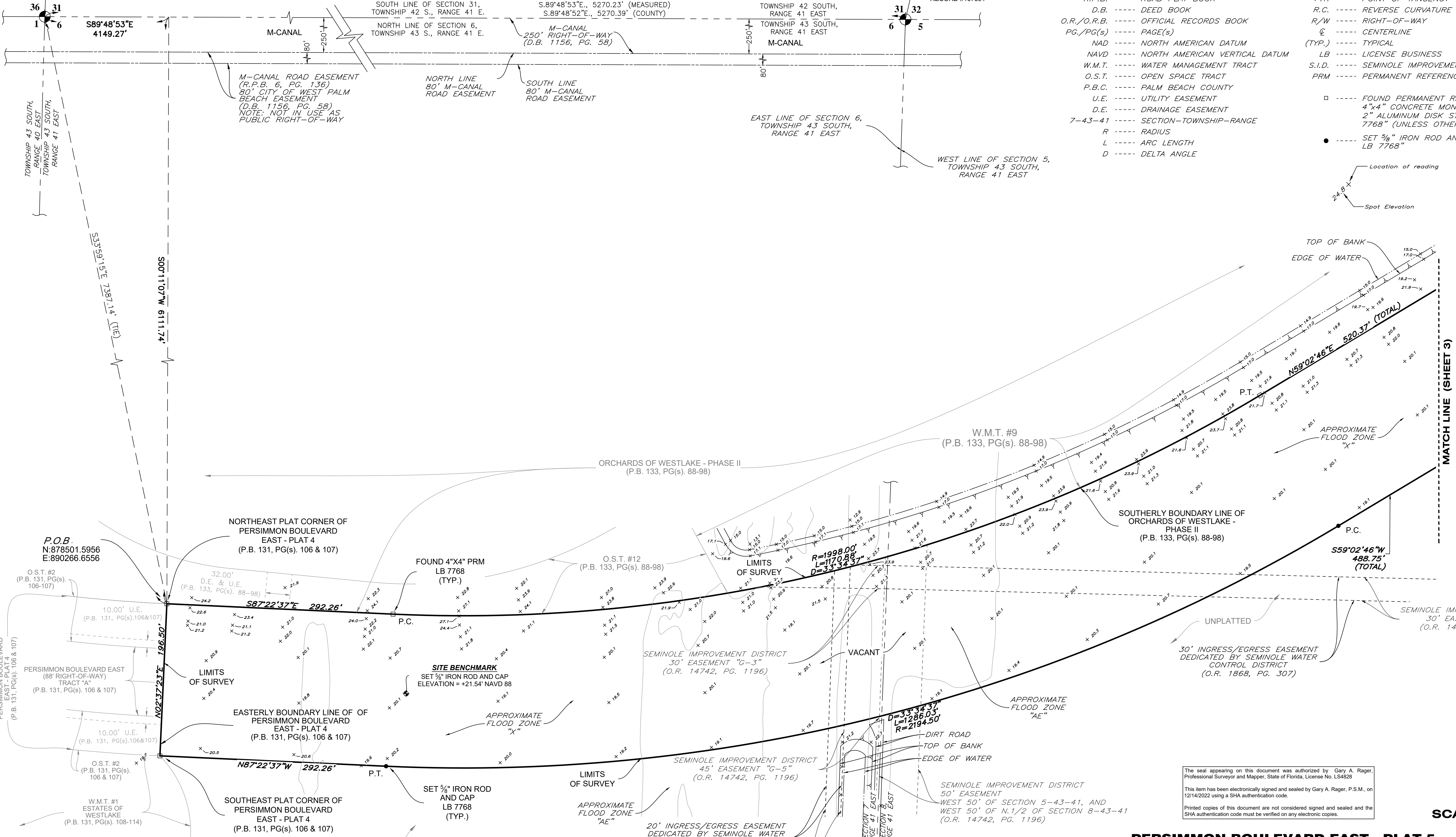
POINT OF COMMENCEMENT
 NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E.
 3.5" IRON PIPE "PUBLIC LAND SURVEY
 CORNER-TALLAHASSEE MERIDIAN"
 BRASS DISK "10' EAST" SET IN CONCRETE
 FOUND 10' EAST ON SECTION LINE
 N: 884626.7147 / E: 886137.1629
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER RECORD #107597

BASIS OF BEARINGS
 NORTH BOUNDARY OF SECTION 6,
 TOWNSHIP 43 S., RANGE 41 E.
 S.89°48'53"E., 5270.23' (MEASURED)
 S.89°48'52"E., 5270.39' (COUNTY)

NORTHEAST CORNER
 SECTION 6-43-41
 FOUND BRASS DISK IN
 CONCRETE "P.B.C."
 N:884609.6818 E:891407.3638
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER
 RECORD #107591

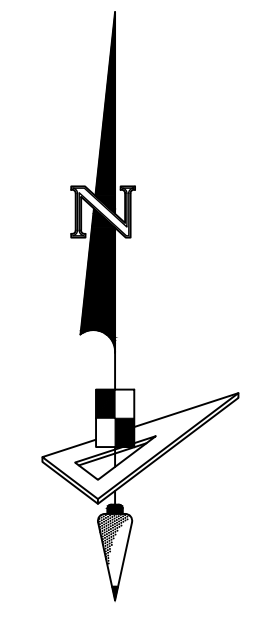
LEGEND

P.O.B. ----- POINT OF BEGINNING	N.T. ----- NON-TANGENT
P.O.C. ----- POINT OF COMMENCEMENT	N.T.C. ----- NON-TANGENT CURVATURE
P.B. ----- PLAT BOOK	P.C. ----- POINT OF CURVATURE
R.P.B. ----- ROAD PLAT BOOK	P.T. ----- POINT OF TANGENCY
D.B. ----- DEED BOOK	R.C. ----- REVERSE CURVATURE
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK	R/W ----- RIGHT-OF-WAY
PG./PG(s) ----- PAGE(S)	CL ----- CENTERLINE
NAD ----- NORTH AMERICAN DATUM	(TYP.) ----- TYPICAL
NAVD ----- NORTH AMERICAN VERTICAL DATUM	LB ----- LICENSE BUSINESS
W.M.T. ----- WATER MANAGEMENT TRACT	S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
O.S.T. ----- OPEN SPACE TRACT	PRM ----- PERMANENT REFERENCE MONUMENT
P.B.C. ----- PALM BEACH COUNTY	□ ----- FOUND PERMANENT REFERENCE MONUMENT
U.E. ----- UTILITY EASEMENT	4"x4" CONCRETE MONUMENT WITH
D.E. ----- DRAINAGE EASEMENT	2" ALUMINUM DISK STAMPED "PRM LB
7-43-41 ----- SECTION-TOWNSHIP-RANGE	7768" (UNLESS OTHERWISE NOTED)
R ----- RADIUS	● ----- SET 5/8" IRON ROD AND CAP
L ----- ARC LENGTH	LB 7768"
D ----- DELTA ANGLE	



MATCH LINE (SHEET 3)

The seal appearing on this document was authorized by Gary A. Rager, Professional Surveyor and Mapper, State of Florida, License No. LS4828
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SCALE: 1" = 60'

**PERSIMMON BOULEVARD EAST - PLAT 5
 BOUNDARY AND TOPOGRAPHIC SURVEY**

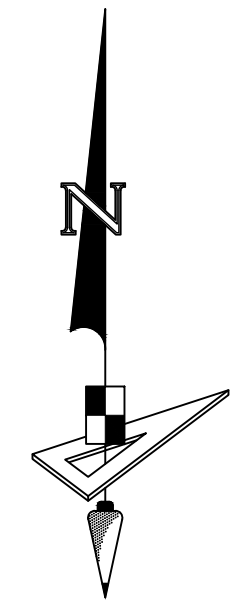
REVISIONS			Prepared For: MINTO COMMUNITIES, LLC.	
No.	Date	Description	Drawn	Last Date of Field Survey: 12/14/2022

GeoPoint
 Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 105 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: DJS Date: 12/07/2022 Data File:
 Check: GAR P.C.: DS Field Book: 2022-35W/29
 Section: 7 & 8 Twn. 43 S. Rng. 41 E. Job #: WL_PERSIMMON 5.BST

LAST SAVED BY: DSSCHOOL ON: 12/14/2022 2:21 PM



SCALE: 1" = 60'

BASIS OF BEARINGS

NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E.

S89°48'53"E 5270.23'

NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E.

S89°48'53"E 5270.23'

EAST LINE OF SECTION 6-43-41

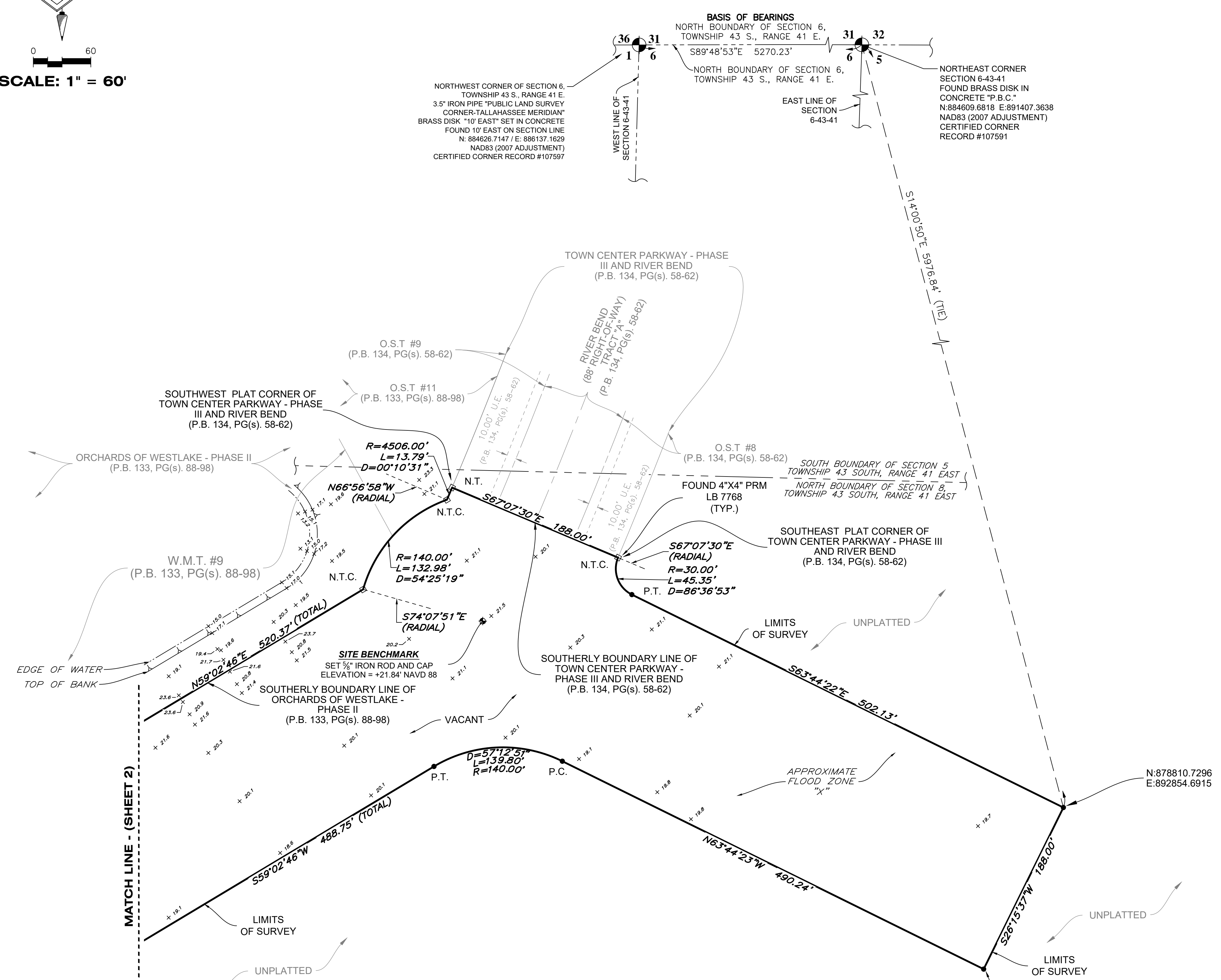
NORTHEAST CORNER SECTION 6-43-41
FOUND BRASS DISK IN CONCRETE "P.B.C."
N:884609.6818 E:891407.3638
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER
RECORD #107591

NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E.
3.5" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN"
BRASS DISK "10' EAST" SET IN CONCRETE
FOUND 10' EAST ON SECTION LINE
N: 884626.7147 E: 886137.1629
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107597

LEGEND

- P.O.B. ----- POINT OF BEGINNING
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- D ----- DELTA ANGLE
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- R/W ----- RIGHT-OF-WAY
- CL ----- CENTERLINE
- (TYP.) ----- TYPICAL
- LB ----- LICENSE BUSINESS
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- FOUND PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT WITH
2" ALUMINUM DISK STAMPED "PRM LB
7768" (UNLESS OTHERWISE NOTED)
- ----- SET 5/8" IRON ROD AND CAP
LB 7768"

Location of reading
Spot Elevation



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 BOUNDARY AND TOPOGRAPHIC SURVEY**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES, LLC.
 Last Date of Field Survey: 12/14/2022

GeoPoint
Surveying, Inc.

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 Suite 105 www.geopointsurveying.com
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Drawn: DJJ Date: 12/07/2022 Data File:
 Check: GAR P.C.: DS Field Book: 2022-35W/29
 Section: 7 & 8 Twn. 43 S Rng. 41 E Job #: WL_PERSIMMON 5.B579

FILED BY DENNIS SCHULZ ON 12/14/2022 2:22 PM LAST SAVED BY DSSCHULZ ON 12/14/2022 2:22 PM