

BOARD OF COUNTY COMMISSIONERS



AGENDA REVIEW SHEET

AGENDA: Contract for Sale and Purchase of Easement from Indian River REH LLC
as Related to the Lift Station J-13 Rehabilitation Project – District 1

AGENCY: Public Works Department / Land Acquisition Office

AGENCY CONTACT: Lisa J. Kruse / Land Acquisition Supervisor

CONTACT PHONE: 321-350-8336

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lisa J. Kruse, Supervisor		_____	<u>8/19/25</u>
COUNTY ATTORNEY Greg Hughes Assistant County Attorney		_____	<u>8/22/2025</u>

CONTRACT FOR SALE AND PURCHASE

EASEMENT

Portion of Parcel Identification Number 23-35-13-RT-A-3

SELLER: Indian River REH LLC, a Florida limited liability company
1813 Rockledge Drive, Rockledge, Florida 32955

BUYER: Brevard County, a political subdivision of the State of Florida
2725 Judge Fran Jamieson Way, Viera, Florida 32940

Legal description of property being transferred: See attached Exhibit "A"

Terms: SELLER agrees to sell, and BUYER agrees to purchase, the following Property Interests: Easement rights for the property identified and described in Exhibit "A." This purchase shall be completed in accordance with the terms and conditions outlined herein, including Attachment 1 Standards for Real Estate Transactions, which are attached hereto and incorporated herein by this reference.

Purchase price: Easement parcel - \$20,000.00 (Twenty Thousand Dollars and No/100)

Deposit: \$100 to be transferred to an escrow account established and held by the Brevard County Clerk, such deposit to be applied to the purchase price.

Time for acceptance of offer; effective date; facsimile: If this offer is not executed by and delivered to all parties on or before September 16, 2025, the deposit(s) will, at BUYER's option, be returned and this offer withdrawn. The date of Contract ("Effective Date") will be the date when the last one of the BUYER and SELLER has signed this offer. A facsimile copy of this Contract and any signatures hereon in counterparts shall be considered for all purposes as originals.

Title evidence: At least 20 days before closing date, ☐ SELLER shall, at SELLER's expense, deliver to BUYER or BUYER's attorney or ☒ BUYER shall at BUYER's expense obtain ☒ a title search and/or ☒ title insurance commitment (with legible copies of instruments listed as exceptions attached thereto) and, after closing, an owner's policy of title insurance.

Closing Date: This transaction shall be closed and the easement, and other necessary closing documents, delivered on or before December 31, 2025, unless modified in writing by the parties.

Warranties: The following warranties are made based on the receipt of good and valuable consideration, the sufficiency of which is hereby acknowledged, and shall survive closing.

- a. SELLER warrants that there are no parties in occupancy other than SELLER.
- b. SELLER warrants there is no hazardous waste or other environmental contamination located in or upon the property being acquired by the BUYER. SELLER shall indemnify and defend BUYER from any and all claims or expenses resulting from hazardous waste or environmental contamination located in or upon the property provided such waste or contamination was not placed on the property by the BUYER.
- c. SELLER warrants that he/she has no knowledge of any fact or restriction which would prevent use of the property, including, but not limited to, the following purposes: Utility Easement purposes.
- d. SELLER hereby represents and warrants to BUYER that SELLER has not engaged or dealt with any agent, broker or finder, in regard to this Contract or to the sale and purchase of the property contemplated hereby. SELLER hereby acknowledges and covenants that SELLER is solely responsible for any and all commissions due arising out of or connected within the sale or transfer of the property. SELLER hereby indemnifies BUYER and agrees to hold BUYER free and harmless from and against any and all liability, loss,

costs, damage and expense, including but not limited to attorney's fees and costs of litigation both prior to and on appeal, which BUYER shall ever suffer or incur because of any claim by any agent, broker or finder engaged by SELLER, including broker, whether or not meritorious, for any fee, commission or other compensation with respect to this Contract or to the sale and purchase of the property contemplated hereby.

Inspections: The BUYER shall have 60 days after the Brevard County Board of County Commissioners executes this Contract within which to complete physical inspection and evaluation of the property for environmental, hazardous materials, developability, access, drainage and subsurface conditions. In the event a Phase I environmental assessment meeting ASTM standards is prepared and environmental issues objectionable to BUYER are detected, SELLER shall 1) take all steps necessary to remove BUYER'S objections prior to the expiration of the 60 day inspection period, if possible, or 2) if acceptable to BUYER, SELLER shall allow an additional 90 days to provide adequate time to conduct a Phase II assessment meeting ASTM standards. If the Phase I assessment reveals contamination this Contract may be terminated by BUYER and BUYER may decline to allow SELLER to clean up or to proceed to a Phase II assessment. Likewise, if the Phase II assessment reveals contamination objectionable to BUYER, BUYER may terminate this Contract. Alternatively, BUYER may grant SELLER an additional 90 days to clean up the site after the Phase II assessment, but BUYER is not required to do so. SELLER shall allow the BUYER, or its agents, reasonable right of entry upon the property for inspection purposes. Before the expiration of the initial 60-day inspection period, or the additional 90-day extension for a Phase II assessment, BUYER shall have the right to terminate this Contract with a full refund of any deposits, should the results of the inspection indicate the property cannot be used for its intended purpose(s) or that mitigation of conditions would be required. If clean up after a Phase II assessment is attempted but unacceptable to BUYER, the BUYER shall receive a full refund of its deposit. In any case, the BUYER shall not be liable to any damages to SELLER.

Condemnation: This property ☐ is ☒ is not being acquired under threat of condemnation. If so, this Contract includes and settles all issues of full compensation for the property being acquired, including fees and costs.

SELLER shall comply with Section 196.295, Florida Statutes.

SELLER hereby agrees to provide the necessary information and execute any necessary documents to effectuate the above-referenced transfer(s), including, but not limited to, a beneficial interest and disclosure affidavit as required by Section 286.23, Florida Statutes.

Special Clauses: ☐ See attached addendum ☒ NOT APPLICABLE

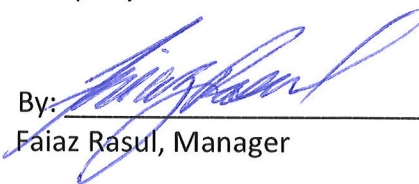
BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA

SELLER

_____, Date _____
Rob Feltner, Chairman

Indian River REH LLC, a Florida limited liability
Company

Agenda Item # _____
As approved by the Board _____

By:  Date 08/11/25
Faiaz Rasul, Manager

STANDARDS FOR REAL ESTATE TRANSACTIONS

A. EVIDENCE OF TITLE: A title insurance commitment will be issued by a Florida licensed title insurer agreeing to issue to BUYER, upon recording of the deed to BUYER, an owner's policy of title insurance in the amount of the purchase price insuring BUYER's title to the Real Property, subject only to liens, encumbrances, exceptions or qualifications set forth in this Contract and those which shall be discharged by SELLER at or before closing. SELLER shall convey marketable title subject only to liens, encumbrances, exceptions or qualifications specified in this Contract. Marketable title shall be determined according to applicable Title Standards adopted by authority of The Florida Bar and in accordance with law. BUYER shall have 10 days from date of receiving evidence of title to examine it. If title is found defective, BUYER shall within 5 days thereafter, notify SELLER in writing specifying defect(s). If the defect(s) render title unmarketable, SELLER will have 30 days from receipt of notice to remove the defects, failing which BUYER shall, within five (5) days after expiration of the thirty (30) day period, deliver written notice to SELLER either: (1) extending the time for a reasonable period not to exceed 120 days within which SELLER shall use diligent effort to remove the defects; or (2) requesting a refund of deposit(s) paid which shall immediately be returned to BUYER. If BUYER fails to so notify SELLER, BUYER shall be deemed to have accepted the title as it then is. SELLER shall, if title is found unmarketable, use diligent effort to correct defect(s) in the title within the timeframe provided. If SELLER is unable to remove the defect(s) within such timeframe, BUYER shall either waive the defects or receive a refund of deposit(s), thereby releasing BUYER and SELLER from all further obligations under this Contract

B. SURVEY: BUYER, at BUYER's expense, within time allowed to deliver evidence of title and to examine same may have the Real Property surveyed and certified by a registered Florida surveyor. If the survey shows any encroachment upon the Real Property or that improvements located on the Real Property encroach on setback lines, easements, lands of others or violate any restrictions, covenants or any applicable governmental regulation(s), the same shall constitute a title defect.

C. INGRESS AND EGRESS: SELLER warrants and represents that there is ingress and egress to the Real Property sufficient for its intended use as described in the Warranties section of the Contract.

D. LIENS: SELLER shall furnish to BUYER at time of closing an affidavit attesting to the absence, unless otherwise provided for herein, of any financing statement, claims of lien or potential lienors known to SELLER and further attesting that there have been no improvements or repairs to the Real Property for 90 days immediately preceding date of closing. If the Real Property has been improved or repaired within that time, SELLER shall deliver releases or waivers of construction liens executed by all general contractors, subcontractors, suppliers and materialmen in addition to SELLER's lien affidavit setting forth the names of all such general contractors, subcontractors, suppliers and materialmen and further affirming that all charges for improvements or repairs which could serve as a basis for a construction lien or a claim for damages have been paid or will be paid at closing of this Contract.

E. TIME PERIOD: Time is of the essence in this Contract.

F. DOCUMENTS FOR CLOSING: SELLER shall furnish the deed, easement, bill of sale, construction lien affidavit, owner's possession affidavit, assignments of leases, tenant and mortgagee estoppel letters and corrective instruments, as applicable. BUYER shall furnish closing statement.

G. EXPENSES: Documentary stamps on the deed, if required, and recording of corrective instruments shall be paid by SELLER. BUYER will pay for the cost of recording the deed.

H. PRORATIONS; CREDITS: Taxes, assessments, rent, interest, insurance and other expenses and revenue of the Real Property shall be prorated through day before closing. BUYER shall have the option of taking over any existing policies of insurance, if assumable, in which event premiums shall be prorated. Cash at closing shall be increased or decreased as may be required by prorations. Prorations will be made through day prior to occupancy if occupancy occurs before closing. Advance rent and security deposits will be credited to BUYER and escrow deposits held by mortgagee will be credited to SELLER. Taxes shall be prorated based on the current year's tax with due allowance made for maximum allowable discount, homestead and other

exemptions. If closing occurs at a date when the current year's millage is not fixed and current year's assessment is available, taxes will be prorated based upon such assessment and the prior year's millage. If current year's assessment is not available, then taxes will be prorated on the prior year's tax. If there are completed improvements on the Real Property by January 1st of year of closing, which improvements were not in existence on January 1st of the prior year, then taxes shall be prorated based upon the prior year's millage and at an equitable assessment to be agreed upon between the parties, failing which, request will be made to the County Property Appraiser for an informal assessment taking into consideration available exemptions. Any tax proration based on an estimate shall, at request of either BUYER or SELLER, be subsequently readjusted upon receipt of tax bill on condition that a statement to that effect is in the closing statement.

I. SPECIAL ASSESSMENT LIENS: Certified, confirmed and ratified special assessment liens as of date of closing (not as of Effective Date) are to be paid by SELLER. Pending liens as of date of closing shall be assumed by BUYER. If the improvement has been substantially completed as of Effective Date, any pending lien shall be considered certified, confirmed or ratified and SELLER shall, at closing, be charged an amount equal to the last estimate of assessment for the improvement by the public body.

J. PROCEEDS OF SALE; CLOSING PROCEDURE: The deed and easement shall be recorded upon clearance of funds. If abstract of title has been furnished, evidence of title shall be continued at BUYER's expense to show title in BUYER, without any encumbrances or change which would render SELLER's title unmarketable from the date of the last evidence. Proceeds of the sale shall be held in escrow by SELLER's attorney or by another mutually acceptable escrow agent for a period of not more than 5 days after closing date. If SELLER's title is rendered unmarketable through no fault of BUYER, BUYER shall, within the 5-day period, notify SELLER in writing of the defect and SELLER shall have 30 days from date of receipt of such notification to cure the defect. If SELLER fails to timely cure the defect, all deposit(s) and closing funds shall, upon written demand by BUYER and within 5 days after demand, be returned to BUYER and, simultaneously with such repayment, BUYER shall return any personal property, vacate the Real Property and re-convey the Real Property to SELLER by County deed and bill of sale, as necessary. If BUYER fails to make timely demand for refund, BUYER shall take title as is, waiving all rights against SELLER as to any intervening defect except as may be available to BUYER by virtue of warranties contained in the deed, this Contract for Sale and Purchase, or bill of sale. The escrow and closing procedure required by this Standard shall be waived if title agent insures adverse matters pursuant to Section 627.7841, Florida Statutes, as may be amended.

K. FAILURE OF PERFORMANCE: If BUYER fails to perform this Contract within the time specified, including payment of all deposit(s), the deposit(s) paid by BUYER and deposit(s) agreed to be paid, may be retained by or for the account of SELLER as agreed upon as damages of any kind, consideration for the execution of this Contract, and in full and complete settlement of any claims by SELLER; whereupon, BUYER and SELLER shall be relieved of all obligations under this Contract. In the alternative, SELLER, at SELLER's option, may proceed in equity to enforce SELLER's rights under this Contract. If for any reason other than failure of SELLER to make SELLER's title marketable after diligent effort, SELLER fails, neglects or refuses to perform this Contract, the BUYER may seek specific performance or elect to receive the return of BUYER's deposit(s) without thereby waiving any action for damages resulting from SELLER's breach. In the event of any litigation arising out of this Contract, each party shall bear its own attorney's fees and costs. **THE PARTIES HEREBY AGREE TO WAIVE TRIAL BY JURY.** Any cause of action to enforce or interpret this Contract shall be in a court of competent jurisdiction in and for Brevard County, Florida.

L. CONVEYANCE: SELLER shall convey title to the Real Property by statutory warranty, trustee's, personal representative's or guardian's deed, as appropriate to the status of SELLER. Personal Property shall, at request of BUYER, be transferred by an absolute bill of sale with warranty of title, subject only to such matters as may be otherwise provided for herein. Any easement deed shall also be transferred subject only to such matters as may be otherwise provided for herein.

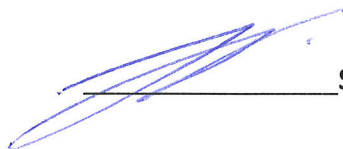
M. OTHER AGREEMENTS: No prior or present agreements or representations shall be binding upon BUYER or SELLER unless included in this Contract. No modification to or change in this Contract shall be valid or binding upon the parties unless in writing and executed by the parties hereto.

N. WARRANTY: SELLER warrants that there are no facts known to SELLER materially affecting the value of the Real Property which are not readily observable by BUYER or which have not been disclosed.

Reviewed for legal form and content
solely for Brevard County:



Assistant County Attorney



SELLER's Initial

LEGAL DESCRIPTION

PARCEL 800

PARENT PARCEL ID#: 23-35-13-RT-A-4

PURPOSE: UTILITY EASEMENT

EXHIBIT "A"

SHEET 1 OF 3

NOT VALID WITHOUT SHEETS 2 & 3 OF 3

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARCEL 800 UTILITY EASEMENT (PREPARED BY SURVEYOR)

A PROPOSED PARCEL BEING A PORTION OF THE LANDS DESCRIBED AS LOT 4, BLOCK A, AS RECORDED IN THE PLATTED SUBDIVISION OF PORT ST. JOHN CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGE 59, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE LIFT STATION TRACT A, AS RECORDED IN PORT ST. JOHN CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGE 59, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 20°45'39" EAST FOR A DISTANCE OF 15.00 FEET FOR A POINT OF BEGINNING; THENCE RUN NORTH 69°14'21" EAST FOR A DISTANCE OF 217.01 FEET; THENCE SOUTH 20°45'39" EAST FOR A DISTANCE OF 17.25 FEET; THENCE SOUTH 68°21'48" WEST FOR A DISTANCE OF 217.03 FEET; THENCE NORTH 20°45'39" WEST FOR A DISTANCE OF 20.57 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING (4104 SQ. FT OR 0.094 ACRES), MORE OR LESS.

PREPARED FOR AND CERTIFIED TO:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

RONALD K. SMITH, PSM 5797
PROFESSIONAL SURVEYOR & MAPPER
NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: L&S DIVERSIFIED
BUSINESS LICENSE LB#7829
ADDRESS: 4776 NEW BROAD STREET, SUITE 100, ORLANDO, FL 32814
PHONE: (407) 681.3836

L & S
Diversified
Professional Surveyors and Mappers

DRAWN BY: J.SANCHEZ	CHECKED BY: R.SMITH	PROJECT NO. 240035			SECTION 13, TOWNSHIP 23 SOUTH, RANGE 35 EAST
		REVISIONS	DATE	DESCRIPTION	
			05/19/25	ADDRESSED BCPW COMMENTS	
DATE: 05/01/2025	SHEET: 1 OF 3		06/10/25	ADDRESSED BCPW COMMENTS	

SKETCH OF DESCRIPTION

PARCEL 800

PARENT PARCEL ID#: 23-35-13-RT-A-4

PURPOSE: UTILITY EASEMENT

EXHIBIT "A"

SHEET 2 OF 3

NOT VALID WITHOUT SHEETS 1 & 3 OF 3

THIS IS NOT A SURVEY



SCALE: 1 INCH=20 FEET

25.00' PUBLIC
UTILITY AND
PRIVATE
DRAINAGE
EASEMENT
PB 45, PG 59

LOT 5, BLOCK A
PORT ST. JOHN CENTER
PB 45, PG 59

PARCEL ID: 23-35-13-RT-A-5
VICTORY BAPTIST CHURCH OF TITUSVILLE INC

POC TRACT "A"

SE COR OF LIFT
STATION TRACT A
AS RECORDED IN
PORT ST. JOHN CENTER
PB 45, PG 59

PARCEL ID:
23-35-13-01-A-3
FLORIDA POWER &
LIGHT CO
PB 2, PG 2

TRACT "A"
PORT ST. JOHN CENTER
PB 45, PG 59

30.00' PUBLIC UTILITY AND
ROAD ACCESS EASEMENT
PB 45, PG 59

SOUTH LINE OF LOT 5 BLOCK A
NORTH LINE OF LOT 4 BLOCK A

30' PUBLIC UTILITY EASEMENT
ORB 565, PG 158

L1

L3

N69°14'21"E 217.01'

PARCEL 800
UTILITY EASEMENT
4103.89 SQ. FT.
0.094 ACRES

S68°21'48"W 217.03'

POB 800

30.00' PUBLIC UTILITY
AND
PRIVATE DRAINAGE
EASEMENT
PB 45, PG 59

LOT 4, BLOCK A
PORT ST. JOHN CENTER
PB 45, PG 59

PARCEL ID: 23-35-13-RT-A-4
INDIAN RIVER REH LLC

JOINT USE AGREEMENT AND EASEMENT
ORB. 5362, PG. 8216
ORB. 5399, PG. 2052

7.00' PUBLIC
UTILITY AND
ROAD
EASEMENT
PB 45, PG 59

CURTIS BOULEVARD

WESTERLY RIGHT-OF-WAY
BASIS BEARING N 20°45'39" W

66' RIGHT-OF-WAY
INGRESS & EGRESS PUBLIC
UTILITIES EASEMENT PER
ORB 3089, PG 1149
AND PB 45, PG 59

L2

LINE TABLE

LINE NO.	BEARING	LENGTH
L1	S20°45'39"E	15.00'
L2	S20°45'39"E	17.25'
L3	N20°45'39"W	20.57'

PREPARED BY: L&S DIVERSIFIED
BUSINESS LICENSE LB#7829
ADDRESS: 4776 NEW BROAD STREET, SUITE 100
ORLANDO, FL 32814
PHONE: (407) 681.3836

L & S
Diversified
Professional Surveyors and Mappers

SCALE:
1" = 20'
PROJECT NO.:
240035

SECTION 13,
TOWNSHIP 23 SOUTH,
RANGE 35 EAST

SKETCH OF DESCRIPTION

PARCEL 800

EXHIBIT "A"

SHEET 3 OF 3

NOT VALID WITHOUT SHEETS 1 & 2 OF 3

THIS IS NOT A SURVEY

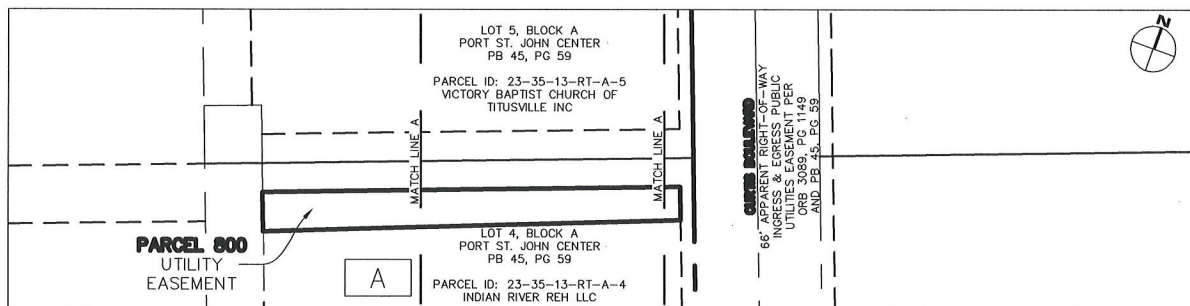
PARENT PARCEL ID#: 23-35-13-RT-A-4

PURPOSE: UTILITY EASEMENT

SURVEYORS NOTES:

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO ESTABLISH AN UTILITY EASEMENT.
2. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
3. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THE BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST RIGHT-OF-WAY LINE OF CURTIS BOULEVARD HAVING A BEARING OF NORTH 20°45'39" WEST.
5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING REFERENCES:
 - 5.1. OWNERSHIP AND ENCUMBRANCE (O&E) BY NEW REVELATIONS, INC., REPORT FILE NO. 25-1052-B, DATED 02/21/2025. EASEMENTS AND EXCEPTIONS:
 - 5.1.1. JOINT USE AGREEMENT AND EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5362, PAGE 8216. AFFECTS, USE: SHOWN HERON.
 - 5.1.2. JOINT USE AGREEMENT AND EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5399, PAGE 2052. AFFECTS, USE: SHOWN HERON.

KEYMAP (NOT TO SCALE):



SYMBOLS AND ABBREVIATION LEGEND:

COR = CORNER	POB = POINT OF BEGINNING
ORB = OFFICIAL RECORDS BOOK	POC = POINT OF COMMENCEMENT
ESMT = EASEMENT	R/W = RIGHT-OF-WAY
PB = PLAT BOOK	SEC = SECTION
PG = PAGE	
● = CHANGE OF DIRECTION	

PREPARED FOR AND CERTIFIED TO:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

PREPARED BY: L&S DIVERSIFIED
BUSINESS LICENSE LB#7829
ADDRESS: 4776 NEW BROAD STREET, SUITE 100, ORLANDO, FL 32814
PHONE: (407) 681.3836

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Professional Surveyors and Mappers

DRAWN BY: J.SANCHEZ	CHECKED BY: R.SMITH	PROJECT NO. 240035		SECTION 13, TOWNSHIP 23 SOUTH, RANGE 35 EAST
		REVISIONS	DATE	
			05/19/25	ADDRESSED BCPW COMMENTS
DATE: 05/01/2025	SHEET: 3 OF 3		06/10/25	ADDRESSED BCPW COMMENTS

PROPERTY FACT SHEET

PROJECT: Lift Station J-13

OWNER: Indian River REH LLC, a Florida limited liability company

PARCEL LOCATION: 3805 and 3815 Curtis Boulevard, Cocoa, Florida 32927

PARENT PARCEL SIZE: 2.37 acres

EASEMENT AREA: 0.094 acres

ZONING/LANDUSE: BU-2 / School (Privately Owned)

IMPROVEMENTS: Two Buildings

TOPOGRAPHY: unavailable

FLOOD ZONE: Zone X

TAX PARCEL ID#: 23-35-13-RT-A-4

ASSESSED VALUE: Parent Parcel \$899,000.00 (2024 Assessment - Property Appraiser Records)

PUBLIC UTILITIES: All utilities

PROPERTY TRANSACTION: Purchase date: April 21, 2021
(Clerk of the Court Records) Sale amount: \$900,000.00

LOCATION MAP

Section 13, Township 23 South, Range 35 East – District 1

PROPERTY LOCATION: North of Fay Boulevard on the west side of Curtis Boulevard in Cocoa.

OWNERS NAME(S): Indian River REH LLC, a Florida limited liability company

