

[Law Firm or Consultant Letterhead]

[Date]

[Recipient Name]

[Recipient Title]

[Organization/Lender Name]

[Address]

[City, State, Zip Code]

RE: Zoning and Land Use Exemption Opinion - [Property Address/Legal Description]

To [Recipient Name],

We have acted as counsel for [Client Name] in connection with the analysis of zoning compliance and land use exemptions for the real property located at [Property Address] (the "Property").

1. Description of Property and Use

The Property is currently identified as [Assessor's Parcel Number] and is situated within the [Name of Local Jurisdiction]. The current use of the Property is [Describe Current Use, e.g., Multi-family Residential/Industrial].

2. Zoning Designation

According to the [City/County] Zoning Map, the Property is located within the [Zoning District Name/Code] District.

3. Basis for Opinion

In rendering this opinion, we have examined the following:

- (a) The [City/County] Zoning Ordinance;
- (b) Official zoning verification letters dated [Date];
- (c) Approved site plans and certificates of occupancy;
- (d) [List any other relevant documents].

4. Exemption Analysis

Based on our review, the Property is exempt from [Specific Regulation/Requirement] based on the following criteria:

[Detailed description of why the exemption applies, e.g., Legal Non-Conforming Use / Grandfathered Status / Specific Statutory Exemption].

5. Opinion

It is our professional opinion that:

1. The current use of the Property is a lawful use under the existing land use regulations.
2. The Property is exempt from [Specific Requirement] pursuant to [Specific Code Section].
3. No further approvals or permits are required from [Jurisdiction] to maintain the current use as it relates to this exemption.

6. Qualifications

This opinion is limited to the laws of the State of [State] and the ordinances of [Jurisdiction] as of the date hereof. We assume no obligation to update this letter for subsequent changes in law or fact.

Sincerely,

[Signature]

[Printed Name]

[Title]