

[Company Letterhead]

[Date]

[Recipient Name]

[Recipient Title]

[Company/Entity Name]

[Address]

RE: Environmental Liability Opinion - [Property Address/Project Name]

Dear [Recipient Name],

This opinion letter is provided in connection with the [Transaction Type, e.g., purchase/financing] of the real property located at [Address] (the "Property"). We have been requested to provide an assessment regarding potential environmental liabilities associated with the Property based on available documentation.

1. Scope of Review

In rendering this opinion, we have reviewed the following documents:

- Phase I Environmental Site Assessment (ESA) dated [Date] prepared by [Consultant Name];
- [Phase II ESA or other reports, if applicable];
- [State/Local regulatory agency records].

2. Findings

Based on the aforementioned reports, the following conditions were identified:

- [List Recognized Environmental Conditions (RECs), if any];
- [List historical usage or known contamination issues].

3. Opinion

Subject to the limitations and assumptions stated herein, it is our opinion that:

- [State whether the Property complies with current environmental laws];
- [Assess the likelihood of future enforcement actions or remediation costs];
- [State whether the "All Appropriate Inquiries" standard has been met to qualify for liability protections].

4. Limitations

This opinion is limited to the conditions existing as of the date of the reports reviewed. We have not conducted independent soil or groundwater sampling. This letter is for the sole benefit of [Client Name] and may not be relied upon by any other party without written consent.

Sincerely,

[Signature]

[Name of Signatory]

[Title]