

[Date]

[Client Name]

[Client Address]

[City, State, Zip Code]

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

Dear [Client Name],

At your request, [Consultant/Law Firm Name] has reviewed the environmental conditions associated with the acquisition of the real property located at [Property Address] (the "Property").

**1. Scope of Review**

Our opinion is based on the following documents:

- Phase I Environmental Site Assessment (ESA) dated [Date] prepared by [Company].
- Phase II Environmental Site Assessment dated [Date] prepared by [Company].
- [List any other reports, e.g., Asbestos surveys, Lead-based paint audits].

**2. Findings**

Based on the Phase I ESA, the following [Recognized Environmental Conditions (RECs) / Controlled RECs] were identified:

- [List Findings]

**3. Opinion on Liability**

In our professional opinion, the potential for environmental liability associated with the Property is as follows:

[Insert detailed analysis of statutory liability under CERCLA, RCRA, or state laws. Discuss "Innocent Landowner Defense" or "Bona Fide Prospective Purchaser" status if applicable.]

**4. Recommendations**

To mitigate identified risks, we recommend:

- [Recommendation 1: e.g., Further testing]
- [Recommendation 2: e.g., Enrollment in State Voluntary Cleanup Program]
- [Recommendation 3: e.g., Environmental Insurance]

**5. Conclusion**

[Summary statement regarding the level of risk relative to the transaction value.]

**6. Limitations**

This opinion is for the sole use of [Client Name] and may not be relied upon by any third party

without written consent. This letter does not constitute a guarantee that the Property is free from contamination.

Sincerely,

[Signature]

[Name of Signatory]

[Title]

[Company Name]