

[Sender Name/Company Name]
[Sender Address]
[City, State, Zip Code]
[Date]

[Recipient Name]
[Recipient Title]
[Recipient Company]
[Recipient Address]
[City, State, Zip Code]

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

Dear [Recipient Name],

This letter provides an environmental liability opinion regarding the property located at [Property Address] (the "Site"), based on the [Phase I/Phase II] Environmental Site Assessment (ESA) conducted on [Date] by [Consulting Firm Name].

1. Scope of Assessment

The assessment was performed in accordance with [ASTM E1527-21 or applicable standards]. The scope included a historical records review, site reconnaissance, and interviews with relevant parties to identify Recognized Environmental Conditions (RECs).

2. Findings and Identified Conditions

Based on the assessment, the following conditions were identified:
[List specific RECs, Controlled RECs, or de minimis conditions here].

3. Opinion on Liability

It is our professional opinion that:
[Option A: No evidence of significant environmental liability was identified.]
[Option B: Potential environmental liability exists regarding (Specific Issue). Estimated remediation costs or further investigation requirements are outlined in the attached report.]

4. Regulatory Compliance

The Site currently appears to be in [Compliance/Non-Compliance] with applicable local, state, and federal environmental regulations. [Mention any specific permits or violations].

5. Limitations and Reliance

This opinion is based solely on the information available at the time of the assessment. This letter is intended for the exclusive use of [Recipient Name/Company] and may not be relied upon by third parties without written consent.

Sincerely,

[Signature]

[Printed Name]

[Title/Professional Designation]

[Company Name]