

[Date]

**[Recipient Name]**

[Recipient Title/Organization]

[Address Line 1]

[City, State, Zip Code]

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

Dear [Recipient Name],

This letter provides a formal opinion regarding the environmental liabilities associated with the redevelopment of the property located at [Property Address], hereafter referred to as "the Site."

**1. Scope of Review**

Our firm has reviewed the following documents pertaining to the Site:

- Phase I Environmental Site Assessment dated [Date]
- Phase II Environmental Site Assessment dated [Date]
- [List any Remedial Action Plans or Closure Reports]

**2. Findings and Known Conditions**

Based on the aforementioned reports, the Site is characterized as a brownfield due to the presence of [list specific contaminants, e.g., petroleum hydrocarbons, heavy metals, or VOCs]. The source of these contaminants is identified as [historical site use].

**3. Liability Assessment**

In our professional opinion, the potential for environmental liability is categorized as follows:

- **Regulatory Liability:** [Describe status of "No Further Action" letters or regulatory oversight].
- **Third-Party Liability:** [Assess risk of off-site migration or toxic tort claims].
- **Redevelopment Impact:** [Detail necessary mitigation measures, such as vapor barriers or soil management plans].

**4. Statutory Protections**

Under [State/Federal Law Name], the prospective developer may qualify for [Bona Fide Prospective Purchaser (BFPP) status / Liability Release] provided that the following "reasonable steps" and "due care" requirements are maintained during construction and operation.

**5. Conclusion**

Subject to the successful implementation of the approved Remedial Action Plan, it is our opinion that the identified environmental conditions do not preclude the safe redevelopment of the Site for [intended use, e.g., residential/commercial] purposes.

## **6. Limitations**

This opinion is based on current regulations and information provided by third parties. It is intended solely for the use of [Recipient Name] in connection with [Transaction/Project Name].

Sincerely,

[Signature]

**[Name of Professional/Consultant]**

[Title]

[Company Name]