

[Date]

[Recipient Name]

[Recipient Title]

[Company/Organization Name]

[Address Line 1]

[Address Line 2]

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

Dear [Recipient Name],

This letter provides our professional opinion regarding the potential environmental liabilities associated with hazardous waste remediation at the property located at [Property Address] (the "Site").

1. Scope of Review

Our opinion is based on the review of the following documents:

- Phase I Environmental Site Assessment dated [Date]
- Phase II Environmental Site Assessment dated [Date]
- Remedial Investigation Report prepared by [Company Name]
- [List any other relevant documents/permits]

2. Identified Contamination

Based on the data reviewed, the Site contains concentrations of [List specific hazardous substances, e.g., Volatile Organic Compounds, Heavy Metals, etc.] in the [soil/groundwater] that exceed the regulatory action levels set by [Name of Regulatory Agency].

3. Remediation Requirements

To achieve compliance with [State/Federal] environmental laws, the following remediation activities are required:

- [Briefly describe action, e.g., Excavation and off-site disposal]
- [Briefly describe action, e.g., Groundwater monitoring and treatment]
- [Briefly describe action, e.g., Installation of vapor barriers]

4. Opinion on Liability and Estimated Costs

It is our professional opinion that the current owner/operator faces potential liability under [mention specific law, e.g., CERCLA or RCRA]. We estimate the total cost for remediation and closure to be between \$[Minimum Amount] and \$[Maximum Amount]. This estimate includes consultancy fees, physical cleanup, and post-remediation monitoring.

5. Limitation of Liability

This opinion is limited to the conditions existing at the time of the site visits and the information

provided in the reviewed reports. It does not account for future changes in environmental regulations or undiscovered subsurface conditions.

Sincerely,

[Signature]

[Name of Environmental Professional/Consultant]

[Title]

[Firm Name]

[License/Certification Number]