

[Sender's Law Firm or Environmental Consultant Name]
[Address Line 1]
[Address Line 2]
[City, State, Zip Code]

[Date]

[Recipient Name/Lessor]
[Company Name]
[Address Line 1]
[City, State, Zip Code]

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

Dear [Recipient Name],

This opinion letter is provided in connection with the proposed commercial lease agreement between [Lessor Name] ("Lessor") and [Lessee Name] ("Lessee") regarding the property located at [Full Property Address] (the "Premises").

1. Scope of Review

We have reviewed the following documents:

- Phase I Environmental Site Assessment (ESA) dated [Date] prepared by [Consultant Name].
- Phase II Environmental Site Assessment (if applicable) dated [Date].
- Current and historical regulatory records pertaining to the Premises.
- The proposed Lease Agreement, specifically Section [Number] regarding Environmental Indemnification.

2. Findings

Based on the aforementioned review, it is our professional opinion that:

- The Premises [is/is not] currently subject to any active enforcement actions or environmental liens.
- The Phase I ESA identified [no/the following] Recognized Environmental Conditions (RECs): [List RECs if any].
- Compliance with [State/Federal] environmental laws appears to be maintained as of the date of this letter.

3. Liability Assessment

The proposed lease terms appropriately allocate environmental risk between the parties. Specifically, the Lessee is responsible for hazardous materials introduced during the lease term, while the Lessor retains liability for pre-existing conditions and migration of contaminants from adjacent properties, subject to the limitations set forth in the Agreement.

4. Conclusion

Provided that the parties adhere to the remediation and reporting covenants outlined in the Lease, the environmental risk profile of this transaction is consistent with standard commercial real estate practices.

This opinion is limited to the laws of the State of [State] and federal environmental statutes in effect as of this date.

Sincerely,

[Signature]

[Name of Signing Officer]

[Title]

[Firm/Company Name]