STATE OF CONNECTICUT
PUBLIC UTILITIES REGULATORY AUTHORITY
Water Submetering Application Form

Date: 4/10/2026

The following is the Application for Approval to Install and Use a Water Submetering System (Application). Filing instructions are also included below. The Public Utilities Regulatory Authority (Authority) requires all filings to be submitted electronically.

When filing the Application, the following must be provided:

- Electronic: one (1) copy of the Application, including all Exhibits, Affidavits and any attachments.

Not more than 30 days after the Application is filed, the Authority will notify Applicant whether the Application is complete and accepted, or whether Applicant must submit additional information. The Authority will make reasonable efforts to issue its Decision regarding the Application no later than 90 days after the Application is accepted. **In no event shall failure of the Authority to act in such period be deemed an automatic approval of the application.**

If you need further information, please call the Authority's Office of Education, Outreach, and Enforcement (EOE) at 860-827-2793.

If you need assistance in completing this application or with the application process, please contact Thomas Lopez at thomas.lopez@ct.gov.

Enclosed:
Filing Instructions
Application

FILING INSTRUCTIONS – WATER SUBMETERING APPLICATION FORM

I. **ELECTRONIC FILING**. The preferred method is filing from our website: http://www.dpuc.state.ct.us/ElectronicFiling/RevDPUCElectronicFiling.nsf/Start%20Area?OpenForm Advance online registration is required (click on the link above, then Initial Registration.) Alternatively, e-mail the files to Pura.executivesecretary@ct.gov or submit IBM-formatted diskette(s) or a CD labeled with the company name, and filing date.

II. **WHAT TO FILE**: Submit one electronic copy of the Application, Exhibits, Affidavits and any other attachments. All attachments, including Exhibits and Affidavits, should be clearly identified. All pages should be numbered and attached in sequential order, except for material for which protected treatment is sought (see below).

III. **PROTECTED MATERIAL**: Submit copies of protected material to Jeffrey R. Gaudiosi, Esq., Executive Secretary, Public Utilities Regulatory Authority via email at Pura.executivesecretary@ct.gov. Include in the email a motion for protective order, a proposed protective order, and an affidavit. The same motion, proposed order, and affidavit should also be filed separately in the docket. Please do not file the confidential material electronically in the docket. Many examples of these documents can be found on our website under Docket Databases-Active Docket Database by searching for "protective order."

IV. **QUESTIONS:** Questions regarding filing procedures should be directed to Jeffrey R. Gaudiosi, Esq., Executive Secretary, at (860) 827-2679 or Pura.executivesecretary@ct.gov.

V. **GOVERNING LAW:** Entities providing submetering service are required to comply with Sections 16-11-67 (1), (2) and (3); 16-11-69; 16-11-71; 16-11-77; 16-11-78; 16-11-55; 16-11-88; and 16-11-89 of the Regulations of Connecticut State Agencies.

State of Connecticut
Public Utilities Regulatory Authority
10 Franklin Square
New Britain, CT 06051
Phone: (860) 827-1553; Main Fax: (860) 827-2613
https://portal.ct.gov/pura

APPLICATION FOR APPROVAL TO INSTALL AND USE A WATER SUBMETERING SYSTEM

A. Applicant information:

The term "Applicant" refers to the landlord or owner or manager of the property at which the submetering system will be installed.

(A-1) APPLICANT'S LEGAL NAME, ADDRESS AND WEB SITE:

Name: 460 Summer Street LLC
Address: 255 Glenville Rd. *Main Telephone:* 914 482 4880
Address: Greenwich CT 06831 *Web site (if any):* N/A

CONTACT PERSON/DESIGNATED REPRESENTATIVE FOR SERVICE AS TO THIS APPLICATION:

Name: Andrew Cooper *Title: Development Associate*
Company: 460 Summer Street LLC
Address: 255 Glenville Rd
Address: Greenwich, CT 06831
Telephone: 914 482 4880 *Fax:*
E-mail Address: acooper@belpointe.com

Applicant is the _____ landlord ___X___ owner _____manager of the property.

(A-2) If Applicant has office(s) in Connecticut, provide the following information regarding Applicant's principal Connecticut office:
Address: 255 Glenville Rd., Greenwich CT 06831
Telephone: 914 482 4880 *Fax:* N/A

(A-3) Applicant's Federal Employer Identification Number (FEIN): 99-4855776

(A-4) Applicant's Connecticut Tax Identification Number: not applicable

(A-5) Applicant's legal form of ownership:
☐ Corporation
☒ LLC
☐ Cooperative
☐ Other: _____

(A-6) Applicant was formed or organized on September 10, 2024 in Connecticut.

As used in this Application, the term "Vendor" means a third party retained by or on behalf of the Applicant to provide meter reading and/or billing services at the Facility on behalf of the Applicant. For purposes of this Application, each such Vendor is deemed a co-applicant.

(A-7) Vendor's legal name, address and web site:

Name: Minol, Inc.

Address: 15280 Addison Road, Ste. 100 *Main Telephone: (972) 386-6611*

Address: Addison, TX 75001

Web site (if any): www.minolusa.com

VENDOR'S CONTACT PERSON/DESIGNATED REPRESENTATIVE FOR SERVICE AS TO THIS APPLICATION:

Name: Andrea Riordan *Title: Compliance Analyst*

Address: Minol Inc.

Address: 15280 Addison Road, Ste. 100, Addison, TX 75001

Telephone: (972) 386-6611 x 116 *Fax: (469) 791-4765*

E-mail Address: ariordan@minolusa.com

(A-8) If Vendor has office(s) in Connecticut, provide the following information regarding the Vendor's principal Connecticut office:

Address:

Address:

Telephone: *Fax:*

(A-9) Vendor's Federal Employer Identification Number (FEIN): 84-1022702

(A-10) Vendor's Connecticut Tax Identification Number: 56509078001

(A-11) Vendor's legal form of ownership:

- ☒ Corporation
- ☐ LLC
- ☐ Cooperative
- ☐ Other: _____

(A-12) Vendor was formed or organized on March 24,1986 in Colorado.

(A-13) Is Applicant currently under investigation, or has Applicant ever been fined, sanctioned or penalized, in any state for violation of any consumer protection law or regulation?

- ☐ Yes If yes, provide **Exhibit A-13: "Violation of Consumer Protection Law."** For each current investigation, provide all of the following: name of the state and agency conducting the investigation; date on which investigation began; description of the nature of the alleged violation; and status of the investigation. For each fine, sanction or penalty, provide all of the following: date of the fine, sanction or penalty; name of state and agency imposing the fine, sanction or penalty; description of the violation; description of the fine, sanction or penalty, including monetary amounts, if applicable; and copy of the order imposing the fine, sanction or penalty
- ☒ No

(A-14) Is Vendor currently under investigation, or has Submetering Contractor ever been fined, sanctioned or penalized, in any state for violation of any consumer protection law or regulation?

☐ Yes If yes, provide **Exhibit A-14: "Violation of Consumer Protection Law."** For each current investigation, provide all of the following: name of the state and agency conducting the investigation; date on which investigation began; description of the nature of the alleged violation; and status of the investigation. For each fine, sanction or penalty, provide all of the following: date of the fine, sanction or penalty; name of state and agency imposing the fine, sanction or penalty; description of the violation; description of the fine, sanction or penalty, including monetary amounts, if applicable; and copy of the order imposing the fine, sanction or penalty

☒ No

(A-15) Describe the Vendor's experience with submetering, the size and scope of its operations and any other information that would be helpful in assisting the Authority to determine whether the Vendor has the capability to provide submetering services.

Minol, Inc., is a Dallas based utility and financial management company, offering utility expense recovery and energy conservation solutions to the real estate industry. Minol is a division of Minol International, the third largest provider of utility consumption data equipment in the world, operating in 27 countries worldwide with over 50 years of experience.

For purposes of the remaining sections of this Application, the term "Applicant" is deemed to include a Vendor where and as applicable.

Where necessary, the responses to the questions in the remaining Sections of the Application may be made on attached sheets, provided that each sheet and each response is clearly labeled and the pages are sequentially numbered.

B. FACILITY TO BE SUBMETERED AND TECHNICAL ASPECTS OF THE SUBMETERING SYSTEM:

(B-1) Provide the following information regarding the multi-unit facility (hereinafter the "Facility") at which the submetering system is to be installed and operated:

Name of Facility (if applicable): 460 Summer Street Apartments

Number of buildings in the Facility: 1

For each building in the Facility provide:

a. The Applicant's designation of the building (e.g., "Building A")
Building A

b. The street address of the building.
460 Summer Street, Stamford, CT 06901

c. The mailing address of the building.
255 Glenville Road, Greenwich, CT 06831

d. The number of floors in that building and the number of units on each floor.
5 floors including lobby. Residential floors are floors 2-5. Each floor has 10 units.

e. The number of units in that building.
40

f. The number of submetered units in that building.
40

g. Attach as **Exhibit B-1** a floor plan of each building. If there are non-residential units (e.g. a doctor's office) in the Facility, such units should be identified on the floor plan.

If there are non-residential units located in the Facility, will any such units be submetered as well?
☐Yes ☒No ☐Not Applicable

If the submetering system has not yet been installed, state the date on which installation of the submetering system is anticipated to begin. 9/1/2026

(B-2) Will common areas be separately metered?

☒ Yes

☐ No. If No, describe how the Applicant will assure that residents will not be charged for water used in the common areas or in any other part of the premises that is not within the exclusive control of the resident.

(B-3) **Exhibit B-3:** Provide a complete set of a schematic rendering of metering plans for the Facility, clearly identifying (1) the master meter(s), (2) metered common areas. and (3) units that Applicant proposes to submeter. The schematic must clearly indicate what each meter is measuring.

The purpose of this rendering to verify that each proposed submeter will measure only the water used exclusively by the tenant's unit and will not measure water supplied to common areas or any other portion of the property behind the water company's master meter. PURA will NOT perform an engineering review of the submitted renderings/plans for compliance with plumbing and water engineering codes and safety standards. The Applicant remains responsible for obtaining review and approval for any applicable engineering and safety standards as required by state and municipal laws, building codes, or other relevant regulations.

(B-4) Identify the make, size and model number of the submeters that will be used in the submetering system and provide information that shows that the submeters have been certified as meeting the minimum standards established by the American Water Works Association for this type of meter.
Make: Minol
Size: 3/4 in
Model: Minomess 130 Brass NL

(B-5) Provide the following regarding the plumber who installed (or will install) the submeters:

Name: Dan McGowen (Ray McGowan & Sons Plumbing)
Company Name: RMS Plumbing
Address: 25 - 13 Old Kings Hwy N *Telephone: (203) 984-1509*
Address: Darien, CT 06820
CT Plumber's License #: PLM 0204868 P1

C. COMPLIANCE WITH REGULATORY REQUIREMENTS GENERALLY

(C-1) As to Section 16-11-55 and 16-11-69 of the Regulations:

a. State the name of the water utility supplying water to the Facility.
Aquarion Water Company of Connecticut

200 Monroe Turnpike, Monroe, CT 06448
(203) 445-7310

b. Provide a sample bill as **Exhibit C-1b(1)** showing how tenants will be billed for consumption. If estimated bills will be used, explain why and provide a copy of the estimated bill as **Exhibit C-1b(2)**.
Attached as Exhibit C-1b(1) and Exhibit C-1b(2)

c. If the water utility bills the Applicant on a quarterly basis and tenants are billed on a monthly basis, state how the tenant's monthly consumption is determined and describe the mechanism for truing up or reconciling the tenant's charges.
Provider bills on a monthly basis.

(C-2) As to Sections 16-11-67(1)-(3) of the Regulations:

a. Describe the Applicant's procedures with respect to tenant inquiries concerning the submetering system, the operation of the submetering system, reading of submeters, and bills sent to the tenants for payment. Provide as **Exhibit C-2a** a copy of these procedures.
Attached as Exhibit C-2

b. Provide as **Exhibit C-2b** all documents provided to the tenant describing the tenant's rights under Sections 16-11-67(1)-(3) and the procedures with respect to tenant inquiries concerning the submetering system, the operation of the submetering system, reading of submeters and billing for water service.
Attached as Exhibit C-2

c. Provide as **Exhibit C-2c** a copy of the Applicant's procedures for notifying tenants of changes in rates or rate classification for water service provided to the Facility by the water utility, including copies of any notices or other written material that will be used to notify the tenant of any such changes.
Attached as Exhibit C-2

(C-3) As to Section 16-11-71 of the Regulations:

a. Provide as **Exhibit C-3a** a copy of the Applicant's written procedures implemented to assure compliance with Section 16-11-71 of the Regulations (adjustments to bills).
Attached as Exhibit C-3a

(C-4) As to Section 16-11-77 of the Regulations:

a. Applicant understands and agrees to comply with 16-11-77 of the Regulations by making a prompt and complete investigation of all billing inquiries or complaints received and advise the customer thereof. Applicant shall keep a record of each such inquiry or complaint for a period of three years after the final resolution of the inquiry or complaint and shall show the name and address of the customer, the date and nature of the inquiry or complaint, and the adjustment or disposition thereof. ☒ Yes

See also Section (D) of this Application below.

(C-5) As to Section 16-11-78 of the Regulations:

a. Applicant agrees that any employee of the Applicant or Vendor whose duties require him to enter the customer's premises shall wear a distinguishing uniform identifying him as an

employee of the Applicant or Vendor, or carry on his person a badge or other identification prominently displayed which will identify him as an employee of the Applicant or Vendor, respectively. ☒ Yes

(C-6) As to Section 16-11-88 and 16-11-89 of the Regulations:

a. Applicant agrees that Applicant will comply with Sections 16-11-88 and 16-11-89 of the Regulations (periodic and routine tests (16-11-88) and testing the accuracy of a submeter upon a tenant's request (16-11-89)). ☒ Yes

b. Describe the testing procedure that will be used to test the accuracy of the water meter pursuant to Sections 16-11-88 and 16-11-89 of the Regulations in **Exhibit C-6b(1)**. If a "certified test bench" will not be utilized, provide as **Exhibit C-6b(2)** water industry literature or an affidavit from an appropriately qualified and licensed engineer to support that the test procedure used conforms with prudent utility practice. As **Exhibit C-6b(3)** provide written material regarding the test procedure that will be provided to the tenant.

Attached as Exhibit C-6b(1) and Exhibit C-6b(3)

In accordance with the procedures shown on Exhibit C-6b(1), the technician will promptly forward a replaced submeter for a bench test to;

ZENNER PERFORMANCE
15280 Addison Rd., Suite 340
Addison, TX 75001
Phone: 972-386-6611
Fax: 972-386-1814

D. COMPLIANCE WITH REGULATORY REQUIREMENTS REGARDING CUSTOMER SERVICE AND COMPLAINT HANDLING:

(D-1) Provide as **Exhibit D-1** a copy of the Applicant's customer service procedures with respect to:

a. notification to tenants as to how to contact the Applicant with respect to concerns, issues or complaints as to submetering, including but not limited to billing for water service and testing the accuracy of the submeter upon the tenant's request;

b. notification to tenants stating, that all questions regarding pressure, volume, taste, odor, or other water quality issues should be directed first to the landlord. The notice should include, in bold type, the landlord contact information for normal business hours and after-hours. In addition, the notice should instruct tenants to: (a) contact the local water utility if they are unable to reach the landlord in an emergency, or if they are dissatisfied with the landlord's response to a call, and (b) contact the Department of Public Health (DPH) if they are not satisfied with the response of the landlord or the local utility. The notice should include contact information for the local utility and the DPH.[1]

c. notification to tenants that submetering must be approved by the Authority and providing the tenant with information as to how to contact the Authority when they have complaints, issues or concerns that they believe have not been adequately addressed by the Applicant pursuant to Section 16-11-55(4) of the Regulations. **Attached as Exhibit D-1**

[1] Landlord's contact number should be listed first, then the water company.

(D-2) Describe the procedures for monitoring a tenant's consumption for the purpose of identifying abnormally high usage or other usage patterns that could reveal the existence of a leak affecting that tenant's monthly bills.
Attached as Exhibit D-2

(D-3) Is the tenant charged a service fee for submetering? If so, state the total fee, state the frequency the fee is billed (e.g., monthly, quarterly, etc.).
Attached as Exhibit D-4

(D-4) Provide as **Exhibit D-4** an itemization of all potential fees a tenant can be asked to pay with respect to submetering, including, but not limited to, any **late fee** and/or service fee described in D-3 above. The itemization should describe the nature and amount of the fee.
Attached as Exhibit D-4

E. ADDITIONAL INFORMATION

(E-1) Provide as **Exhibit E-1** a comment letter from the water utility confirming the water utility has reviewed the application and whether or not it opposes the Applicant's submetering proposal.

(E-2) Provide as **Exhibit E-2** the portion of the lease agreement with the tenant that describes and informs the tenant will be liable for fees with respect to water submetering including, but not limited to, any late fee and or service fee described in D-3 and D-4 above.

(E-3) Applicant agrees that they cannot terminate a tenant's water service for any reason. ☒ Yes

(E-4) The Applicant understands it must notify the residents of the facility that the Applicant has applied to the Authority for permission to submeter, and include the following information: (1) That the Applicant has submitted an application to the Authority for approval to submeter water service in the facility; (2) The docket number of the proceeding in which the Authority will review the application; (3) That if the resident has any concerns or objections about the Applicant's proposal to submeter, he or she may submit written comments, referencing the docket number, to the Authority via the Executive Secretary at email Pura.executivesecretary@ct.gov. Please confirm the Applicant provided such notice by checking the box. ☒ Yes

F. ACKNOWLEDGEMENT OF THE AUTHORITY'S JURISDICTION

(F-1) By seeking to submeter customers and perform the responsibilities ordinarily performed by a regulated water company with respect to metering, billing, and customer service, the Applicant and all Co-Applicant(s) agree that they will be subject to the Authority's jurisdiction with respect to their submetering activities in the same manner as a regulated water company, including but not limited to the Authority's ability to revoke submetering approvals, and/or order the immediate cessation of submetering pursuant to Section 16-11-55(4) of Regulations of Connecticut State Agencies, and/or impose fines pursuant to Conn. Gen. Stat. §16-41. ☒ Yes

AFFIDAVIT #1
"Veracity of Statements"

State of Connecticut :

: Stamford ss.
(Town)

County of Fairfield :

Andrew Cooper, Affiant, being duly sworn/affirmed according to law, deposes and says that:

He/she is the owner's representative (Office of Affiant) of 460 Summer Street, LLC (Name of Applicant);

That he/she is authorized to and does make this affidavit for said Applicant;

That 460 Summer Street, LLC, the Applicant herein, certifies under penalty of false statement that all statements made in the application for approval to submeter are true and complete and that it will also amend its application while the application is pending if any substantial changes occur regarding the information provided in the application within ten days of any such change.

That the facts above set forth are true and correct to the best of his/her knowledge, information, and belief and that he/she expects said Applicant to be able to prove the same at any hearing hereof.

Signature of Affiant

Sworn and subscribed before me this 15 day of April, 2026.
Month Year

Signature of official administering oath

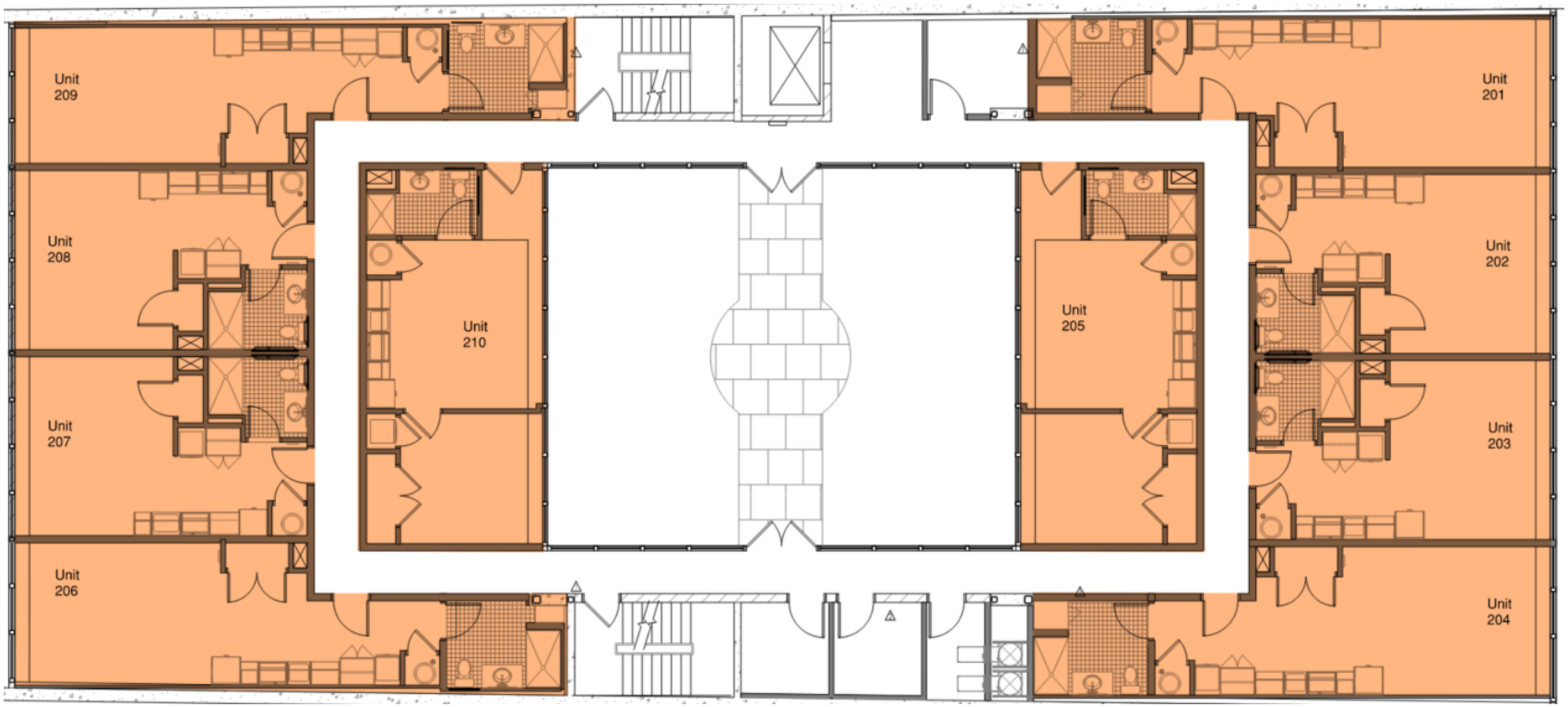
JAMES CARNICELLI
Print Name and Title

My commission expires 6/7/26.

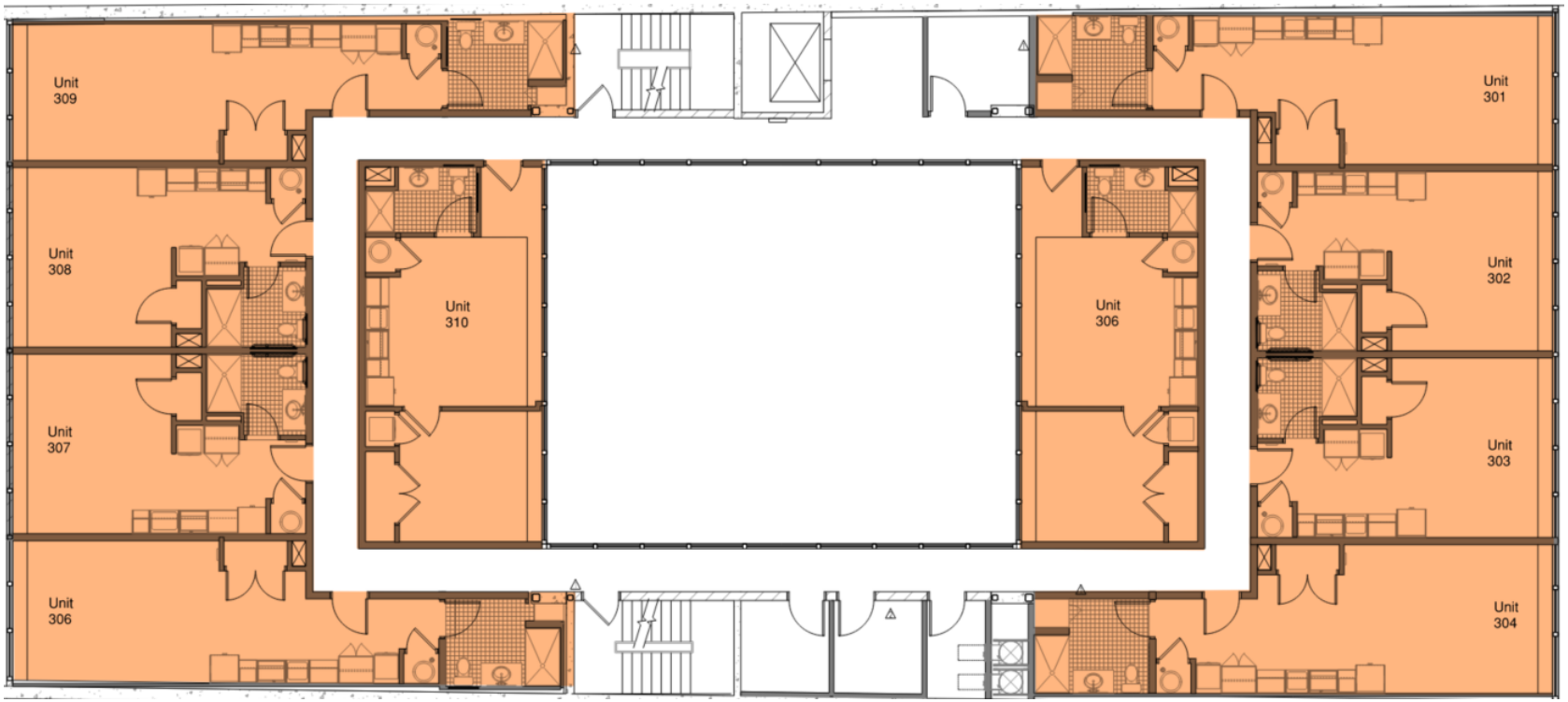
JAMES E CARNICELLI JR
Notary Public - State of New York
No. 01CA6072449
Qualified in Westchester County
My Commission Expires 06/07/2026

Exhibit B1

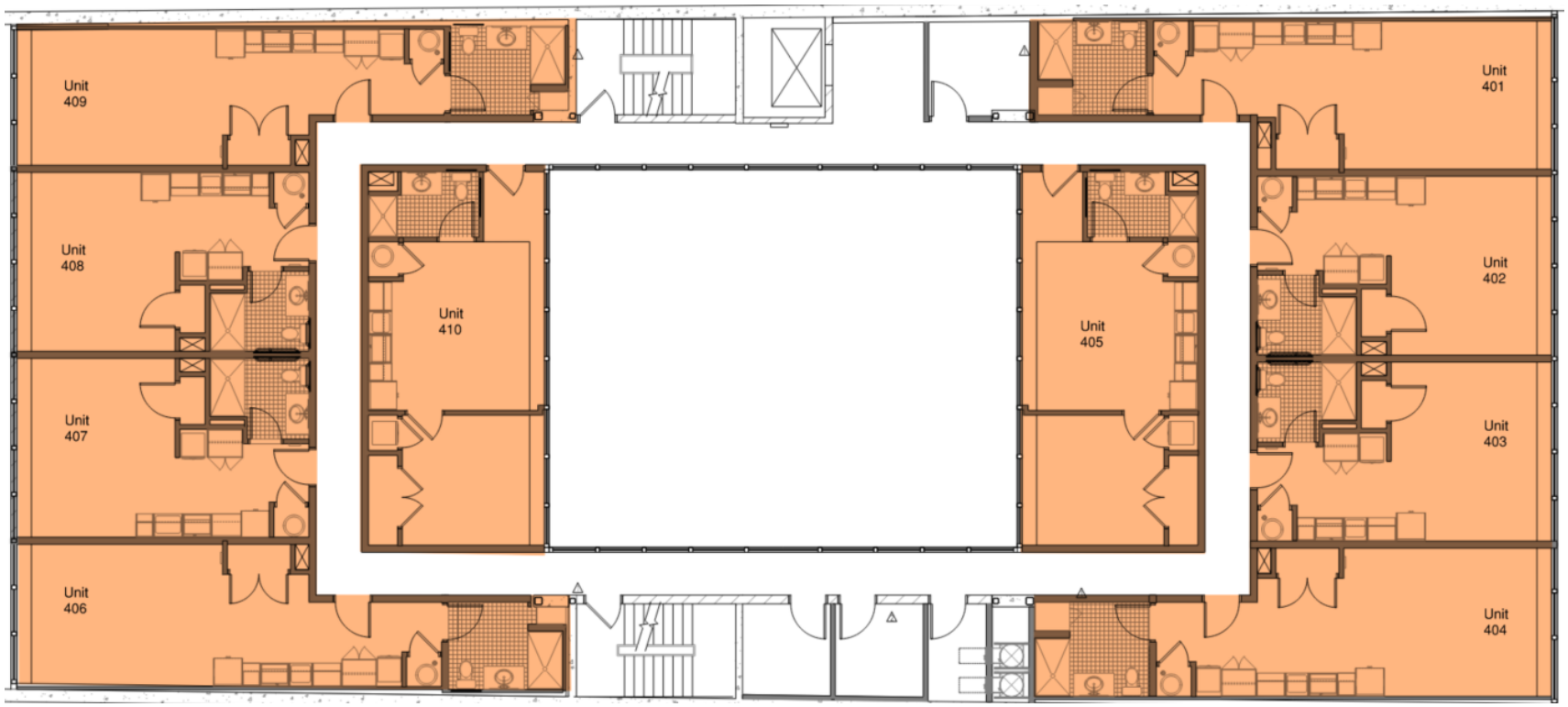
460 Summer Street, Stamford, CT 06901



460 Summer Street, Stamford, CT 06901



460 Summer Street, Stamford, CT 06901



460 Summer Street, Stamford, CT 06901

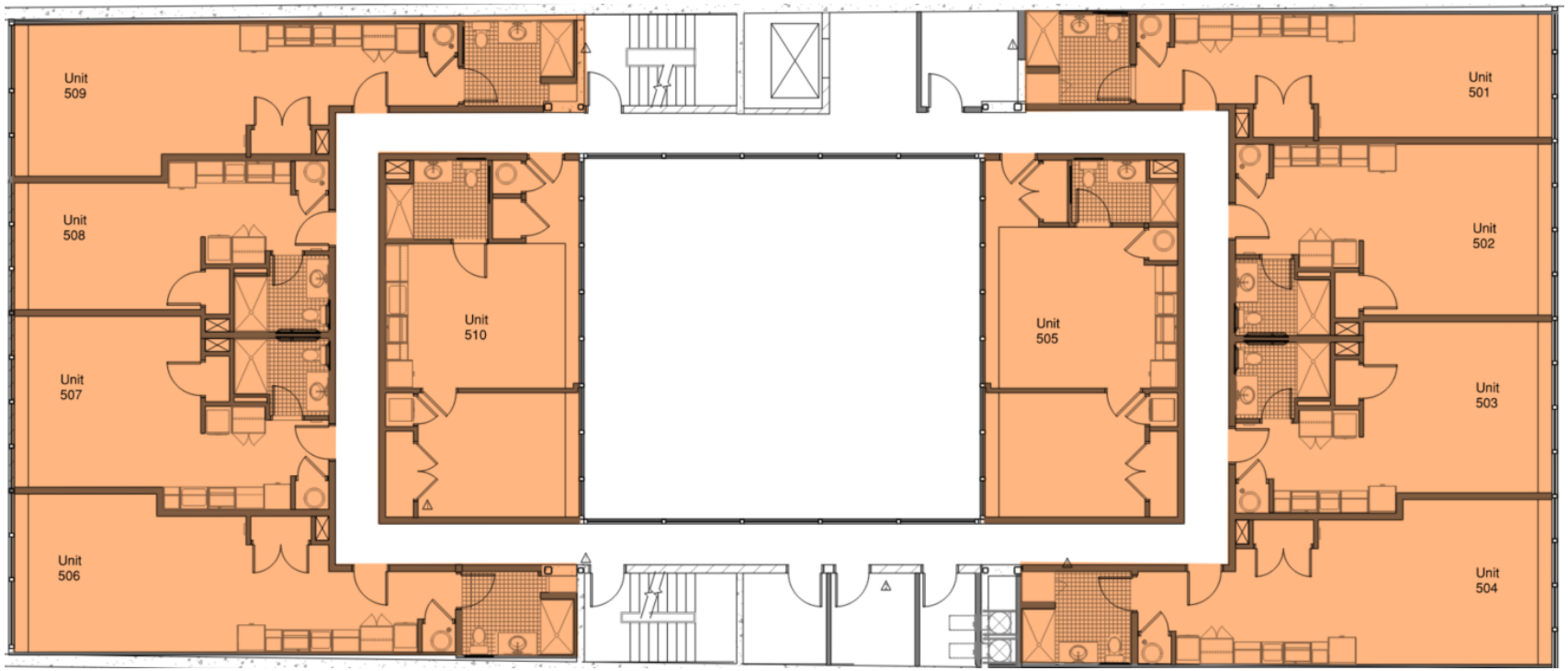


Exhibit B3

GENERAL NOTES

1. ALL REFERENCES HEREIN TO THE CONTRACTOR SHALL REFER TO THE PLUMBING CONTRACTOR UNLESS OTHERWISE NOTED.
2. THE ENTIRE INSTALLATION SHALL BE COORDINATED WITH THE WORK OF ALL OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. THE CONTRACTOR SHALL VERIFY, IN THE FIELD, THE EXACT LOCATION OF ALL EXISTING PLUMBING SYSTEMS PRIOR TO MAKING NEW CONNECTIONS TO EXISTING LINES. THE CONTRACTOR SHALL PROVIDE ALL FITTINGS, OFFSETS, AND TRANSITIONS REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
3. DO NOT SCALE FROM THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK WITHIN A DISTANCE OF FIVE FEET FROM THE BUILDING PERIMETER.
5. DO NOT MAKE ANY CHANGES OR SUBSTITUTIONS WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE ARCHITECT OR ENGINEER.
6. THE CONTRACTOR SHALL REFER TO WRITTEN SPECIFICATION IN CONJUNCTION WITH THESE DRAWINGS FOR FULL PROJECT SCOPE.
7. THE CONTRACTOR SHALL PERFORM A HYDRANT FLOW TEST TO VERIFY THE AVAILABLE WATER SUPPLY PRESSURE PRIOR TO ANY PURCHASING OF EQUIPMENT, FABRICATION OR INSTALLATION.
8. ANY DISCREPANCIES OR INADEQUACIES WITHIN BID DOCUMENTS, BETWEEN THESE BID DOCUMENTS AND RELATED HVAC, FIRE PROTECTION, ELECTRICAL, STRUCTURAL, ARCHITECTURAL, INTERIOR DECOR, AND STRUCTURAL BID DOCUMENTS, OR BETWEEN THESE BID DOCUMENTS AND FIELD CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO BID SUBMISSION.
9. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF RECORD "AS BUILT" DRAWINGS INDICATING THE PRECISE LOCATION OF ALL SYSTEMS, EQUIPMENT, CONCEALED OR EMBEDDED PIPING, EXPOSED PIPING, PIPING CONNECTIONS, AND ACCESS PANELS/DOORS. THESE DRAWINGS SHALL INCLUDE ALL CHANGES AND DEVIATIONS FROM CONSTRUCTION DOCUMENTS.
10. THE CONTRACTOR SHALL SCHEDULE ALL WORK TO AVOID INTERFERENCE WITH FIRE PROOFING WORK.
11. PLATFORMS, CURBS, SUMP/EJECTOR PITS, HOUSE TRAP PITS, AND GREASE INTERCEPTOR PITS FOR PLUMBING EQUIPMENT SHALL BE AS INDICATED ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL COORDINATE EXACT SIZES AND LOCATIONS OF REQUIRED OPENINGS AND SUPPORTS FOR FURNISHED EQUIPMENT.
12. THE CONTRACTOR SHALL COORDINATE ALL UNDERGROUND PIPING LOCATIONS AND INVERTS WITH ALL UTILITIES.
13. THE CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS OF ALL PLUMBING EQUIPMENT WITH THE ELECTRICAL DRAWINGS AND ELECTRICAL CONTRACTOR. THE CONTRACTOR SHALL FURNISH PLUMBING EQUIPMENT WIRED FOR THE VOLTAGES SHOWN IN CONTRACT DOCUMENTS AND COORDINATED WITH ELECTRICAL CONTRACTOR.
14. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES. THE CONTRACTOR SHALL PROVIDE ALL FITTINGS, TRANSITIONS, VALVES, AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
15. THE CONTRACTOR SHALL SUBMIT, PRIOR TO ANY FABRICATION OR INSTALLATION, ALL NECESSARY DRAWINGS, EQUIPMENT/MATERIAL PRODUCT DATA, DOCUMENTATION, AND CALCULATIONS REQUIRED TO COMPLETE THE WORK OUTLINED IN THE CONTRACT DOCUMENTS.
16. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION PRIOR TO ANY FABRICATION OR INSTALLATION. ALL FEES FOR PERMITS AND INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
17. ALL ABOVE GRADE PIPING SHALL BE PROPERLY SUPPORTED FROM THE BUILDING STRUCTURE. NO PIPING SHALL REST ON CEILING TILES OR CEILING STRUCTURE.
18. ALL EXPOSED HORIZONTAL AND VERTICAL PIPING SHALL BE INSTALLED IN A NEAT ARRANGEMENT AND IN THE MOST INCONSPICUOUS LOCATION POSSIBLE. VERTICAL DROPS SHOULD BE KEPT TO A MINIMUM AND SHOULD BE LOCATED WITHIN CHASES, WALLS, AND SOFFITS WITH OTHER MECHANICAL PIPING AND ELECTRICAL CONDUITS WHEN POSSIBLE. ALL SUCH LOCATION ARE TO BE REVIEWED WITH THE ARCHITECT PRIOR TO INSTALLATION.
19. WATER METER SHALL BE IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS AND SHALL BE PROVIDED WITH REMOTE READING.
20. THE CONTRACTOR SHALL PROVIDE ALL CLAMPS, OFFSETS, EXPANSION JOINTS, ANCHORS, AND GUIDES AS NECESSARY TO PREVENT STRESS ON PIPING.
21. THE CONTRACTOR SHALL COORDINATE ALL ROOF PENETRATIONS AND ASSOCIATED FLASHING REQUIREMENTS WITH OTHER TRADES.
22. THE CONTRACTOR SHALL PROVIDE INSULATION ON ALL COLD WATER, HOT WATER, AND HOT WATER RECIRCULATION PIPING. THE CONTRACTOR SHALL PROVIDE INSULATION ON ALL HORIZONTAL STORM WATER PIPING.
23. ALL PLUMBING FIXTURES/APPLIANCES SHALL HAVE THEIR OWN SHUTOFF VALVES INSTALLED IN AN EASILY ACCESSIBLE AND CONVENIENT LOCATION.
24. THE CONTRACTOR SHALL PROVIDE ACCESS PANELS/DOORS FOR ALL CLEANOUTS, VALVES, AND ANY OTHER EQUIPMENT LOCATED WITHIN WALLS, PARTITIONS, OR CEILINGS THAT REQUIRE ACCESS FOR MAINTENANCE AND/OR OPERATION.
25. THE CONTRACTOR SHALL INSTALL TRAP SEAL PRIMERS ON ALL FLOOR UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE NECESSARY COLD WATER CONNECTION TO ALL TRAP SEAL PRIMERS.
26. SUDS PRESSURE ZONE REQUIREMENTS SHALL BE MEET IN THE DESIGN OF THE SANITARY, WASTE, AND VENT SYSTEMS. NO CONNECTION SHALL BE MADE TO THE VERTICAL PORTION OF A SANITARY OR WASTE STACK WITHIN FORTY STACK DIAMETERS OF THE BASE FITTING. NO CONNECTION SHALL BE MADE TO THE HORIZONTAL OFFSET PORTION OF A SANITARY OR WASTE STACK WITHIN TEN STACK DIAMETERS OF THE BASE FITTINGS.
27. THE CONTRACTOR SHALL PROVIDE REDUCING FITTING AT ALL CHANGES IN DIAMETER OF SANITARY, WASTE, AND STORM PIPING.
28. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SERVICE CONNECTIONS TO ALL EQUIPMENT AND FIXTURE INDICATED ON THE ARCHITECTURAL AND PLUMBING DRAWINGS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SERVICE CONNECTIONS TO HVAC AND FIRE PROTECTION EQUIPMENT.
29. GAS METER ASSEMBLIES INCLUDING VALVES, PIPING, VENTS, AND ALL APPURTENANCES SHALL BE IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS.
30. ALL GAS SHUTOFF VALVES ARE TO BE LOCATED IN NONCONCEALED SPACES.
31. THE CONTRACTOR SHALL MAKE THE FINAL CONNECTION TO ALL GAS FIRED EQUIPMENT/APPLIANCES, REGARDLESS OF WHO PROVIDED THE EQUIPMENT/APPLIANCE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO HVAC EQUIPMENT, COOKING EQUIPMENT/APPLIANCES, EMERGENCY GENERATORS, AND DOMESTIC HOT WATER HEATERS. EACH PIECE OF EQUIPMENT/APPLIANCE SHALL BE PROVIDED WITH A DIRT LEG, LUBRICATED PLUG VALVE, UNION, AND PRESSURE REGULATOR (WHERE REQUIRED).

ABBREVIATIONS LIST

(NOT ALL ABBREVIATIONS SHOWN ARE NECESSARILY USED ON THIS PROJECT)

AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
BLDG	BUILDING
BOP	BOTTOM OF PIPE
CO	CLEANOUT
CODP	CLEANOUT DECKPLATE
CLG	CEILING
CONN	CONNECT / CONNECTION
CONT	CONTINUE / CONTINUATION
CV	CHECK VALVE
CVO	CAPPED VALVED OUTLET
CW	DOMESTIC COLD WATER
DIA	DIAMETER
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTER
DCV	DOUBLE CHECK VALVE BACKFLOW PREVENTER
DN	DOWN (PENETRATES FLOOR SLAB)
DR	DRAIN
DW	DISHWASHER
DWG	DRAWING
ED	EJECTOR PUMP DISCHARGE
EX	EXISTING
FAI	FRESH AIR INLET
FD	FLOOR DRAIN
FL	FLOOR
FT	FEET
FU	FIXTURE UNIT(S)
G	GAS
GAL	GALLONS
GPM	GALLONS PER MINUTE
GPH	GALLONS PER HOUR
GW	GARAGE WASTE
HB	HOSE BIBB
HW	DOMESTIC HOT WATER
HWR	DOMESTIC HOT WATER RECIRCULATION
IN	INCH
IW	INDIRECT WASTE
JS	JANITOR'S SINK
LAV	LAVATORY
LB	LAUNDRY BOX
MAX	MAXIMUM
MB	MANUFACTURED BY
MIN	MINIMUM
N/A	NOT APPLICABLE
NTS	NOT TO SCALE
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH – GAUGE
RD	ROOF DRAIN
RPZ	REDUCED PRESSURE ZONE BACKFLOW PREVENTER
S	SANITARY/SOIL
SD	SUMP PUMP DISCHARGE
SH	SHOWER
SK	SINK
SQFT	SQUARE FEET
ST	STORM
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
UP	UP (PENETRATES FLOOR SLAB)
UR	URINAL
V	VENT
VB	VACUUM BREAKER
VTR	VENT THROUGH ROOF
W	WASTE
WC	WATER CLOSET
WH	WALL HYDRANT

SYMBOL LIST

(NOT ALL SYMBOLS SHOWN ARE NECESSARILY USED ON THIS PROJECT)

S	SANITARY/SOIL PIPING
W	WASTE PIPING
IW	INDIRECT WASTE PIPING
ED	EJECTOR PUMP DISCHARGE PIPING
SD	SUMP PUMP DISCHARGE PIPING
ST	STORM WATER PIPING
	VENT PIPING
	DOMESTIC COLD WATER PIPING
	DOMESTIC HOT WATER PIPING
	DOMESTIC HOT WATER RECIRCULATION PIPING
G	NATURAL GAS PIPING
	ARROW REPRESENTS DIRECTION OF FLOW
	PIPING WITH FREEZE PROTECTION CABLE UNDER INSULATION
	BURIED SANITARY/SOIL, WASTE, VENT, OR STORM PIPING
— X— — X— — X— — X— —	PIPING TO BE DEMOLISHED
	PIPE BREAK
	CAPPED OUTLET
	CLEANOUT / PLUGGED OUTLET
	FRESH AIR INLET
	CLEANOUT DECK PLATE
	P–TRAP
	HOSE BIBB
	PIPE DROP / DOWN
	PIPE RISE / UP
	PIPE BOTTOM CONNECTION
	PIPE TOP CONNECTION
	PIPE SIDE CONNECTION
	VACUUM BREAKER
	SHOCK ARRESTOR
	DRAIN
	HOUSE TRAP
	PUMP
	VENT THROUGH ROOF
	WATER METER
	WATERPROOF SLEEVE
	UNION
	PRESSURE GAUGE
	TEMPERATURE GAUGE
	TAMPER SWITCH
	FLOW SWITCH
	PRESSURE SWITCH
	CHECK VALVE
	BALL VALVE
	GATE VALVE
	PLUG VALVE
	CIRCUIT SETTER
	MIXING VALVE
	OUTSIDE SCREW & YOKE VALVE
	PRESSURE REDUCING VALVE
	SOLENOID VALVE
	GAS PRESSURE REGULATOR
	WALL HYDRANT
	POINT OF DISCONNECTION FROM EXISTING PIPING
	POINT OF CONNECTION TO EXISTING PIPING
P X	PLUMBING RISER DESIGNATION — P X — RISER NUMBER
G X	GAS RISER DESIGNATION — G X — RISER NUMBER
L X	STORM RISER DESIGNATION — L X — RISER NUMBER

CONNECTICUT STATE CODES & STANDARDS

- 2022 CONNECTICUT STATE BUILDING CODE
- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2020 NATIONAL ELECTRICAL CODE (NFPA 70)
- LOCAL FIRE DEPARTMENT/FIRE MARSHAL
- ALL OTHER LOCAL AUTHORITIES HAVING JURISDICTION

CONNECTICUT STATE ENERGY CODES

- 2021 INTERNATIONAL ENERGY CONSERVATION CODE

REFERENCED STANDARDS

APPLICABLE REFERENCE STANDARDS SHALL BE AS REFERENCED BY ALL STATE AND LOCAL CODES. THE LIST BELOW IS FOR QUICK REFERENCE AND DOES NOT INCLUDE ALL APPLICABLE REFERENCE STANDARDS.

- 2019 NFPA 13 – STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
- 2019 NFPA 14 – STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS
- 2019 NFPA 20 – STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION
- 2021 NFPA 54 – NATIONAL FUEL GAS CODE
- 2020 NFPA 70 – NATIONAL ELECTRICAL CODE
- 2019 NFPA 72 – NATIONAL FIRE ALARM AND SIGNALING CODE

HYDRANT FLOW TEST DATA

DATE PERFORMED	JULY 22, 2024
TEST LOCATION	SUMMER ST (BETWEEN BROAD ST AND SPRING ST)
STATIC PRESSURE	66 PSI
RESIDUAL PRESSURE	50 PSI
RESIDUAL FLOW	1,550 GPM
AVAILABLE FLOW @ 20 PSI	2,739 GPM
DATA SOURCE	AQUARION WATER COMPANY

NOTES:

1. THE CONTRACTOR SHALL PERFORM A HYDRANT FLOW TEST TO VERIFY THE AVAILABLE WATER SUPPLY PRESSURE PRIOR TO ANY PURCHASING OF EQUIPMENT, FABRICATION OR INSTALLATION.

PLUMBING DRAWING LIST

DRAWING NUMBER	DRAWING TITLE
P–001	PLUMBING COVER SHEET
P–100	PLUMBING BASEMENT DRAINAGE PLAN
P–101	PLUMBING GROUND FLOOR DRAINAGE PLAN
P–102	PLUMBING SECOND FLOOR DRAINAGE PLAN
P–103	PLUMBING TYPICAL (3–4) FLOOR DRAINAGE PLAN
P–105	PLUMBING FIFTH FLOOR DRAINAGE PLAN
P–106	PLUMBING ROOF DRAINAGE PLAN
P–200	PLUMBING BASEMENT WATER & GAS PLAN
P–201	PLUMBING GROUND FLOOR WATER & GAS PLAN
P–202	PLUMBING SECOND FLOOR WATER & GAS PLAN
P–203	PLUMBING TYPICAL (3–4) FLOOR WATER & GAS PLAN
P–205	PLUMBING FIFTH FLOOR WATER & GAS PLAN
P–206	PLUMBING ROOF WATER & GAS PLAN
P–301	PLUMBING SCHEDULES
P–401	PLUMBING TYPICAL RISER DIAGRAMS
P–402	PLUMBING TYPICAL RISER DIAGRAMS
P–501	PLUMBING DETAILS
P–502	PLUMBING DETAILS

1

CITY OF STAMFORD
REVIEWED FOR CODE COMPLIANCE BY
DAVID SCHWARTZ, BUILDING DEPARTMENT
SUBJECT TO ATTACHED PERMIT CONDITIONS
07/09/2025

PROJECT:

460 SUMMER ST
460 SUMMER STREET
STAMFORD, CT 06901

OWNER:

ENGINEER:

B2R
2777 SUMMER STREET, SUITE 205
STAMFORD, CT 06905

STATE OF CONNECTICUT – JOSHUA R. ROSENBERG – No. 28762 – LICENSED PROFESSIONAL ENGINEER

ARCHITECT:

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165 Mamaroneck Ave, fl. 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

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B-SCAN:

MARK	DATE	ISSUE
1	06/26/25	RESPONSE TO DOB COMMENTS
-	05/12/25	ISSUED FOR PERMIT
-	04/18/25	ISSUED FOR OWNER REVIEW

REVISIONS

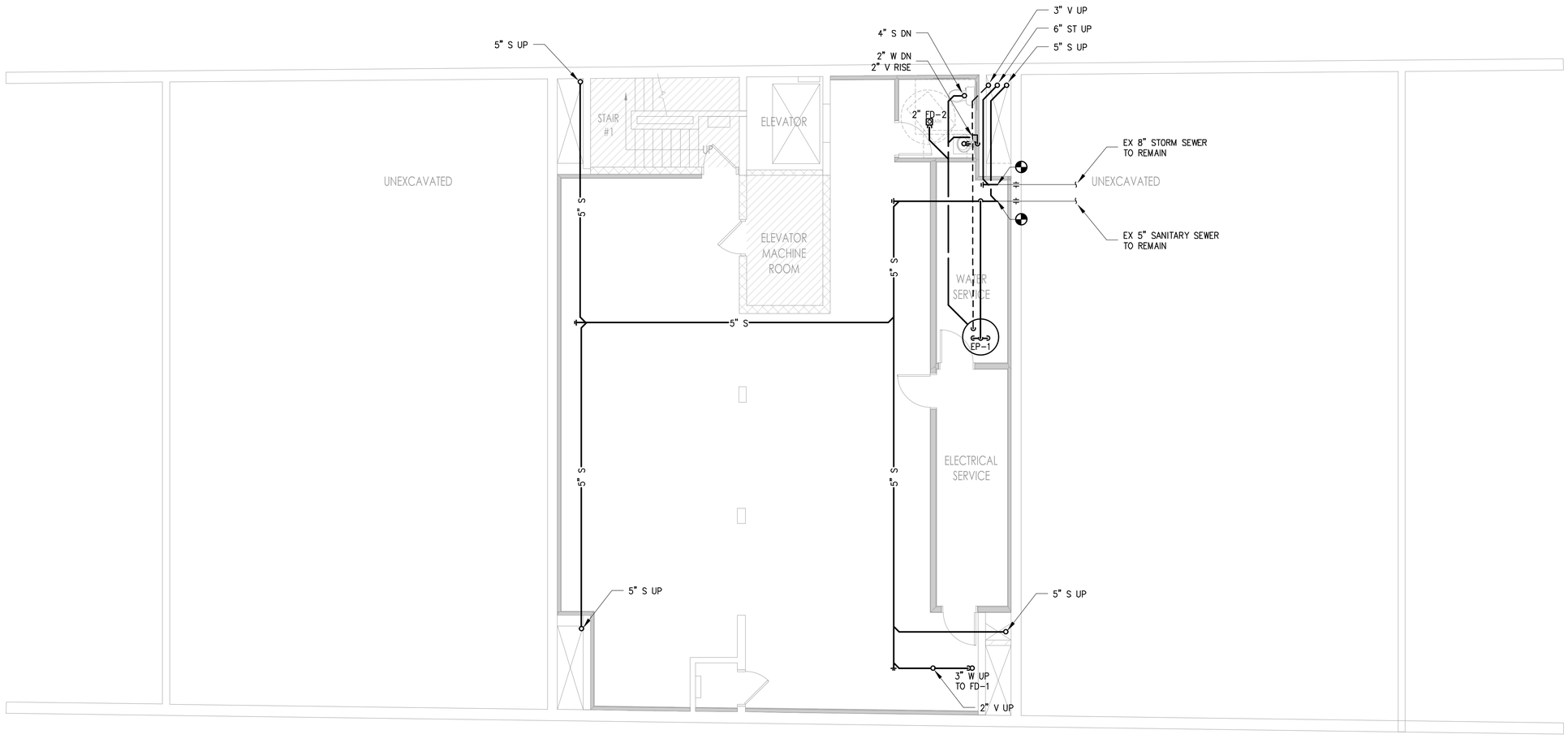
PROJECT NO: B2R24092
SCALE: NONE
DRAWN BY: -
CHK'D BY: JOR
SHEET TITLE:

PLUMBING COVER SHEET

DRAWING NO.:

P-001

7/1/2025 5:21 PM Alvin Aveiron P:\B2R24092_460 SUMMER STR RESI CONVERSION\07_DRAWINGS\07_PLUMBING\B2R24092_P001_COVER SHEET.DWG



PROJECT:

460 SUMMER ST
460 SUMMER STREET
STAMFORD, CT 06901

OWNER:

ENGINEER:

B2R
2777 SUMMER STREET, SUITE 205
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JOSHUA C. RAY
No. 28792
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07/09/2025

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REVISIONS

PROJECT NO: B2R24092

SCALE: 3/16"=1'-0"

DRAWN BY: -

CHK'D BY: JOR

SHEET TITLE:

PLUMBING BASEMENT DRAINAGE PLAN

DRAWING NO.:

P-100

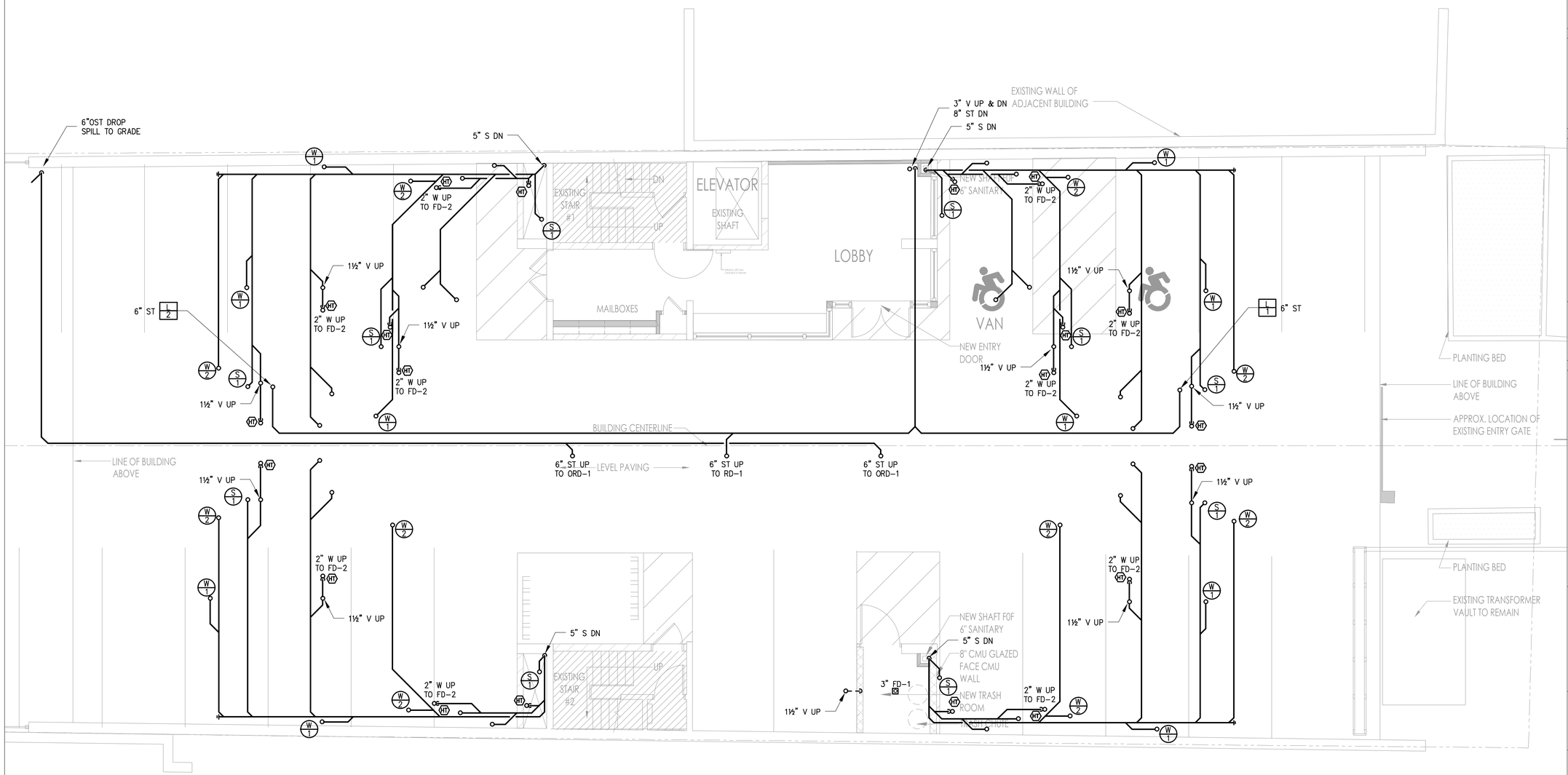
7/1/2025 6:21 PM Alvin Averion P:\B2R24092_460 SUMMER STR. RESI CONVERSION\07_DRAWINGS\07_PLUMBING\B2R24092_P100_BASEMENT DRAINAGE PLAN.DWG

PLUMBING GENERAL NOTES:

1. PROVIDE INSULATION ON ALL PIPING SUBJECT TO FREEZING INCLUDING ABOVE GARAGE CEILING.

HEAT TRACE KEY NOTES:

HT PROVIDE MONITORED & LISTED HEAT TRACE UNDER MINIMUM R-3 INSULATION WITH CONTROLS BASED ON PIPE WALL TEMP.



PROJECT:

460 SUMMER ST
460 SUMMER STREET
STAMFORD, CT 06901

OWNER:

ENGINEER:

B2R
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REVISIONS

PROJECT NO: B2R24092
SCALE: 3/16"=1'-0"
DRAWN BY: AR
CHK'D BY: JOR
SHEET TITLE:

PLUMBING GROUND FLOOR DRAINAGE PLAN

DRAWING NO.:

P-101

P:\B2R24092_460 SUMMER STR. RESI CONVERSION\07_DRAWINGS\07_PLUMBING\B2R24092_P101_GROUND FLOOR DRAINAGE PLAN.DWG
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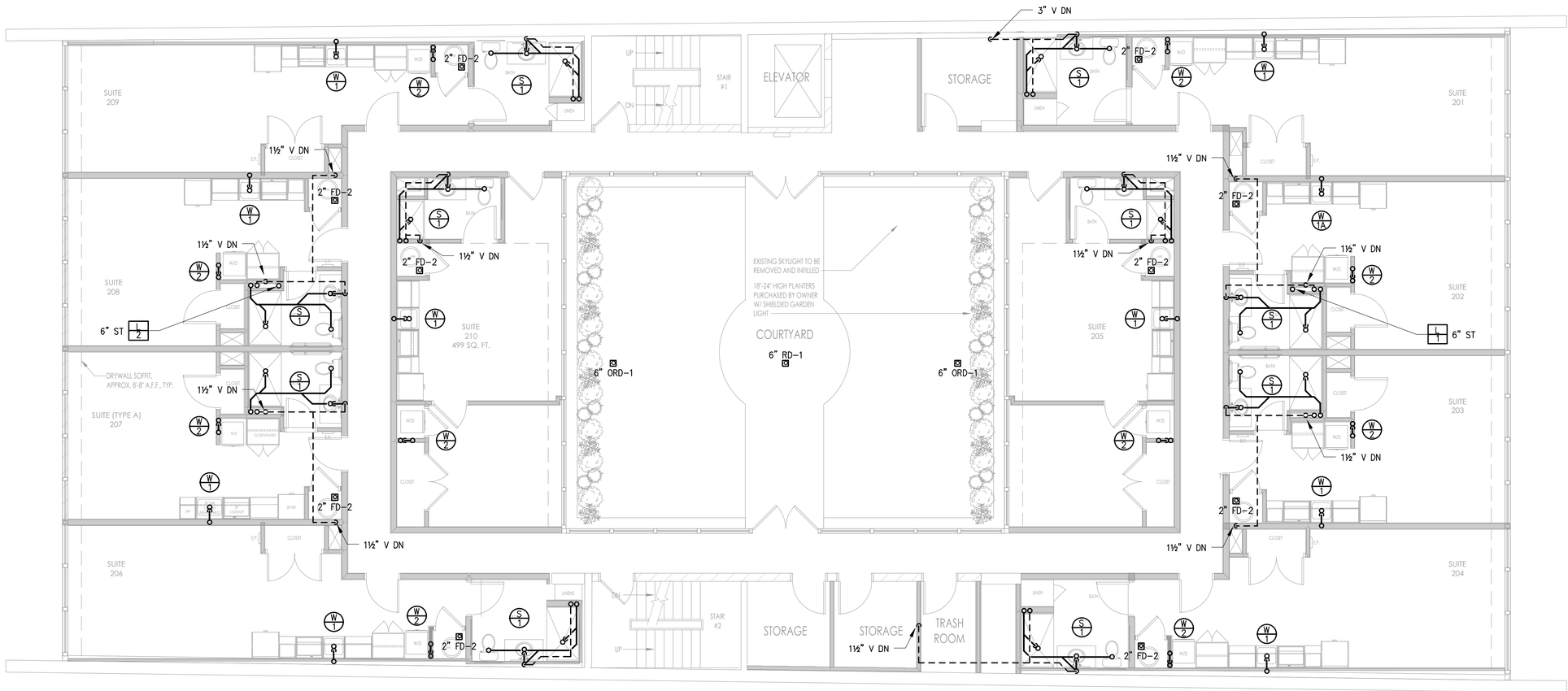

PROJECT:

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460 SUMMER STREET
STAMFORD, CT 06901

OWNER:

ENGINEER:

B2R
2777 SUMMER STREET, SUITE 205
STAMFORD, CT 06905

ARCHITECT:

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REVISIONS

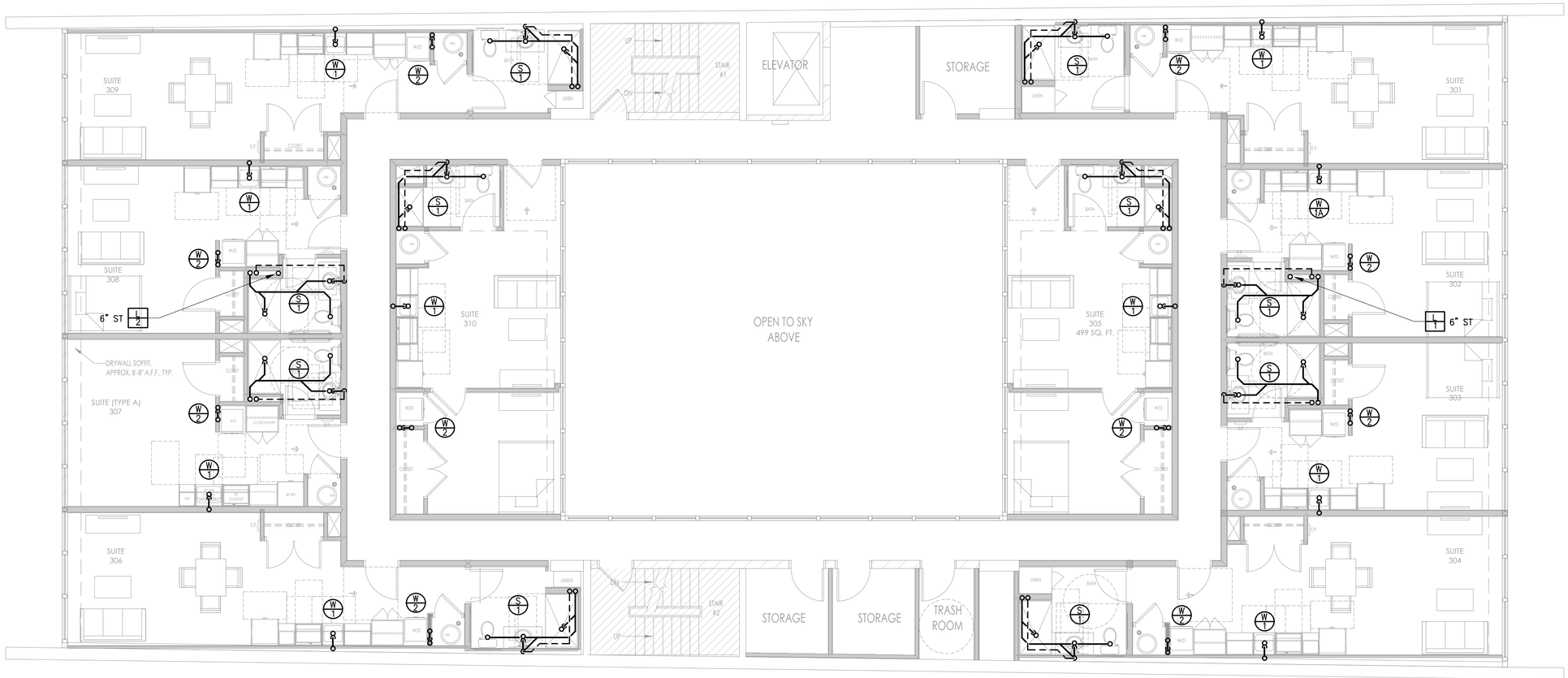
PROJECT NO: B2R24092
SCALE: 3/16"=1'-0"
DRAWN BY: -
CHK'D BY: JOR
SHEET TITLE:

PLUMBING SECOND FLOOR DRAINAGE PLAN

DRAWING NO.:

P-102

7/1/2025 6:21 PM Alvin Averion P:\B2R24092_460 SUMMER STR. RESI CONVERSION\07_DRAWINGS\07_PLUMBING\B2R24092_P102_SECOND FLOOR DRAINAGE PLAN.DWG



PROJECT:

460 SUMMER ST
460 SUMMER STREET
STAMFORD, CT 06901

OWNER:

ENGINEER:

B2R
2777 SUMMER STREET, SUITE 205
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PROJECT NO: B2R24092
SCALE: 3/16"=1'-0"
DRAWN BY: JOR
CHK'D BY: JOR
SHEET TITLE:

PLUMBING TYPICAL (3-4) FLOOR DRAINAGE PLAN

DRAWING NO.:

P-103

7/1/2025 6:22 PM Alvin Averion P:\B2R24092_460 SUMMER STR. RESI CONVERSION\07_DRAWINGS\07_PLUMBING\B2R24092_P103_TYPICAL (3-4) FLOOR DRAINAGE PLAN.DWG



PROJECT:

460 SUMMER ST
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OWNER:

ENGINEER:

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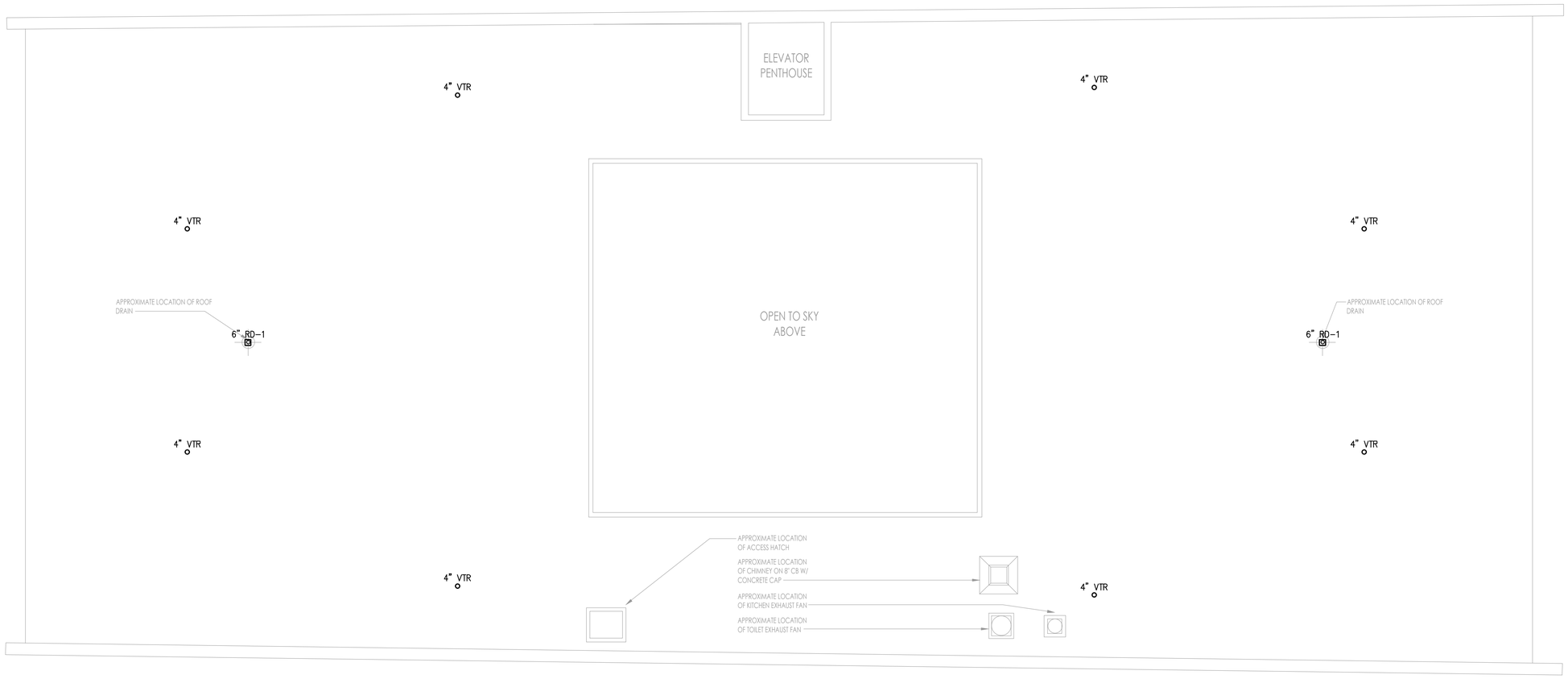
PROJECT NO: B2R24092
SCALE: 3/16"=1'-0"
DRAWN BY: -
CHK'D BY: JOR
SHEET TITLE:

PLUMBING FIFTH FLOOR DRAINAGE PLAN

DRAWING NO.:

P-105

7/1/2025 6:22 PM Alvin Averion P:\B2R24092_460 SUMMER STR. RESI CONVERSION\07_DRAWINGS\07_PLUMBING\B2R24092_P105_FIFTH FLOOR DRAINAGE PLAN.DWG



PROJECT:

460 SUMMER ST
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OWNER:

ENGINEER:

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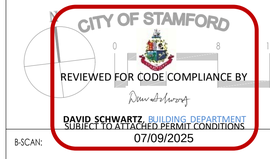

B-SCAN:

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-	04/18/25	ISSUED FOR OWNER REVIEW

REVISIONS

PROJECT NO: B2R24092

SCALE: 3/16"=1'-0"

DRAWN BY: -

CHK'D BY: JOR

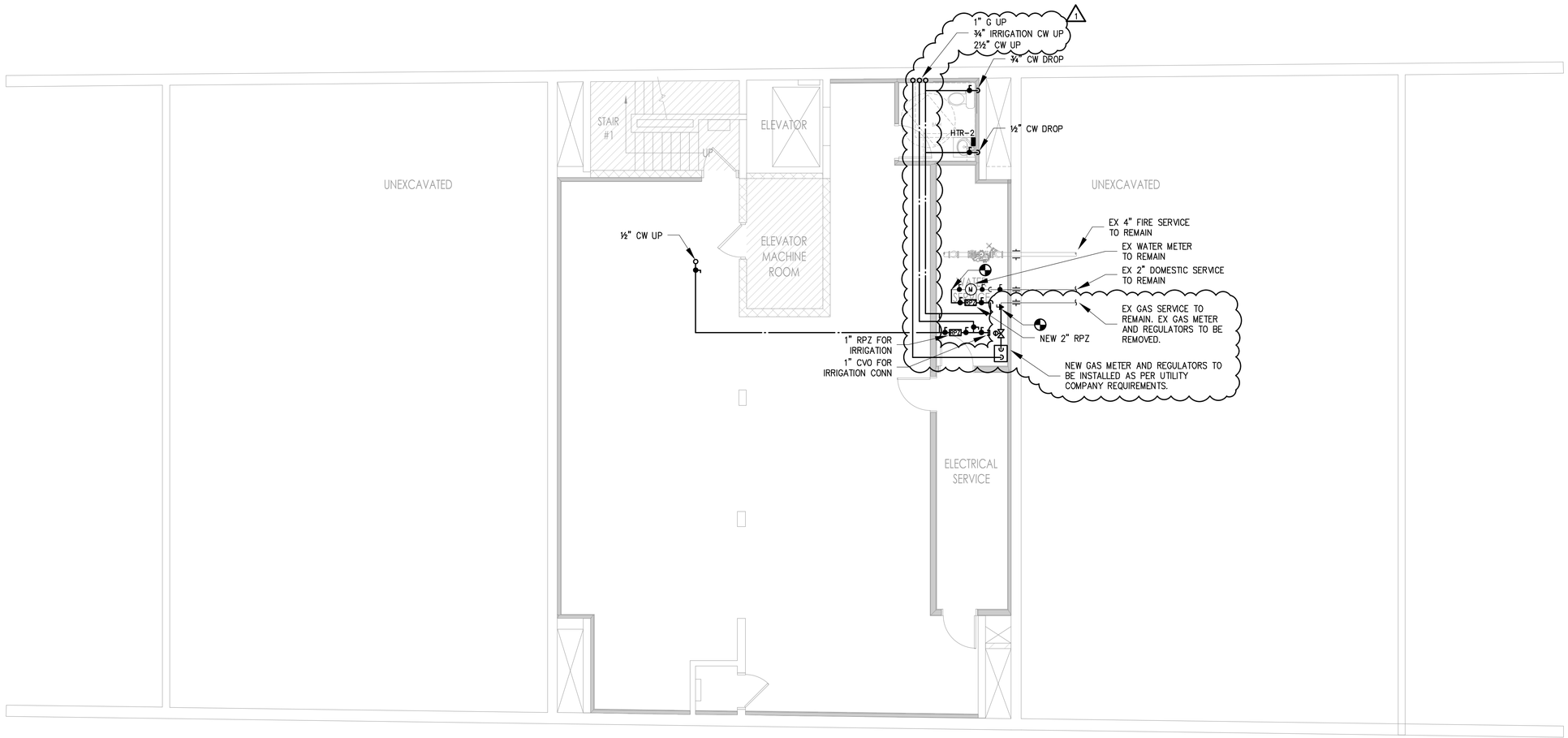
SHEET TITLE:

PLUMBING ROOF DRAINAGE PLAN

DRAWING NO.:

P-106

7/1/2025 6:22 PM Alvin Averion P:\B2R24092_460 SUMMER STR. RESI CONVERSION\07_DRAWINGS\07_PLUMBING\B2R24092_P106_ROOF DRAINAGE PLAN.DWG



PROJECT:

460 SUMMER ST
460 SUMMER STREET
STAMFORD, CT 06901

OWNER:

ENGINEER:

B2R
2777 SUMMER STREET, SUITE 205
STAMFORD, CT 06905

ARCHITECT:

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CITY OF STAMFORD
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DAVID SCHWARTZ, BUILDING DEPARTMENT
SUBJECT TO ATTACHED PERMIT CONDITIONS
07/09/2025

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REVISIONS

PROJECT NO: B2R24092

SCALE: 3/16"=1'-0"

DRAWN BY: -

CHK'D BY: JOR

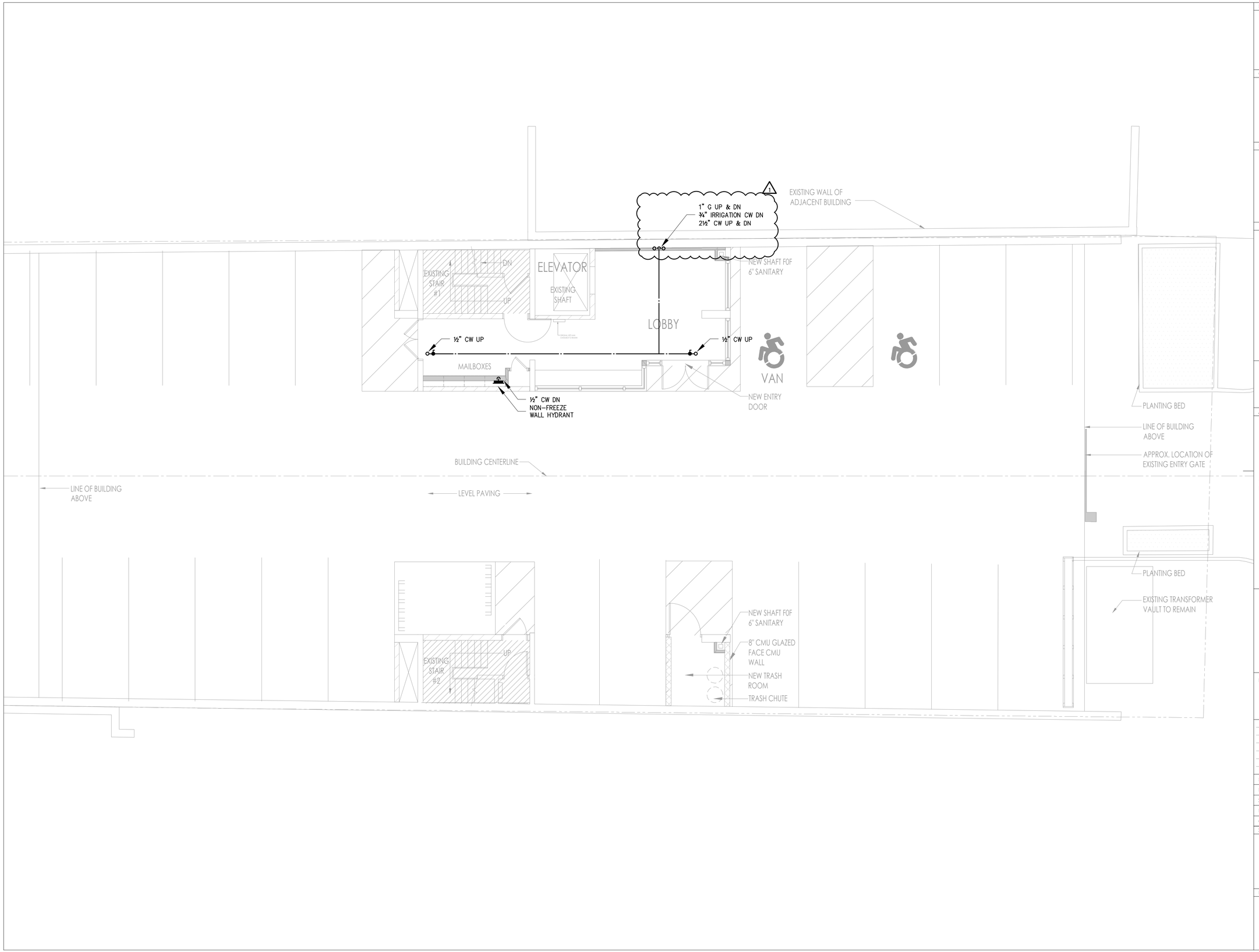
SHEET TITLE:

PLUMBING BASEMENT WATER & GAS PLAN

DRAWING NO.:

P-200

7/1/2025 6:22 PM Alvin Averion P:\B2R24092_460 SUMMER STR. RESI CONVERSION\07_DRAWINGS\07_PLUMBING\B2R24092_P200_BASEMENT WATER AND GAS PLAN.DWG



PROJECT:

460 SUMMER ST
460 SUMMER STREET
STAMFORD, CT 06901

OWNER:

ENGINEER:

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STATE OF CONNECTICUT
JOSHUA O'KAY
No. 28792
LICENSED PROFESSIONAL ENGINEER

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DAVID SCHWARTZ, BUILDING DEPARTMENT
SUBJECT TO ATTACHED PERMIT CONDITIONS
07/09/2025

B-SCAN:

MARK	DATE	ISSUE
1	06/26/25	RESPONSE TO DOB COMMENTS
-	05/12/25	ISSUED FOR PERMIT
-	04/18/25	ISSUED FOR OWNER REVIEW

REVISIONS

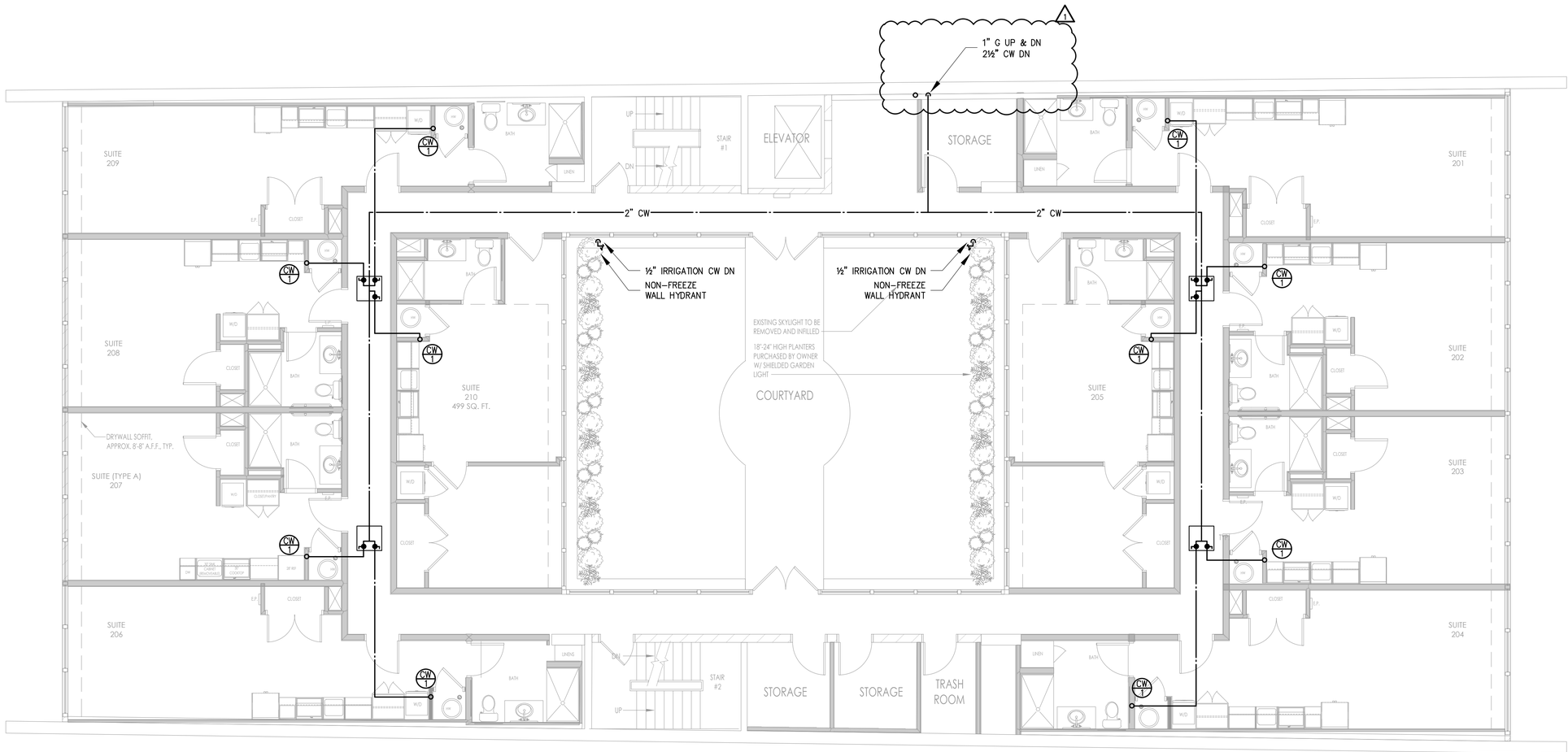
PROJECT NO: B2R24092
SCALE: 3/16"=1'-0"
DRAWN BY: AR
CHK'D BY: JOR
SHEET TITLE:

PLUMBING GROUND FLOOR WATER & GAS PLAN

DRAWING NO.:

P-201

P:\B2R24092_460 SUMMER STR. RESI CONVERSION\07_DRAWINGS\07_PLUMBING\B2R24092_P201_GROUND FLOOR WATER AND GAS PLAN.DWG
Alvin Averion
7/1/2025 6:22 PM



KEY NOTES:

1. ½" CW DROP ½" HW DROP (SK/DW)
2. ½" CW DROP (REF)
3. ½" CW DROP ½" HW DROP (WM)
4. ½" CW DROP ½" HW DROP (LAV)
5. ½" CW DROP (WC)
6. ½" CW DROP ½" HW DROP (SH)

PROJECT:

460 SUMMER ST
460 SUMMER STREET
STAMFORD, CT 06901

OWNER:

ENGINEER:

B2R
2777 SUMMER STREET, SUITE 205
STAMFORD, CT 06905

ARCHITECT:

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ARCHITECT OF RECORD

CITY OF STAMFORD
REVIEWED FOR CODE COMPLIANCE BY
DAVID SCHWARTZ, BUILDING DEPARTMENT
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REVISIONS

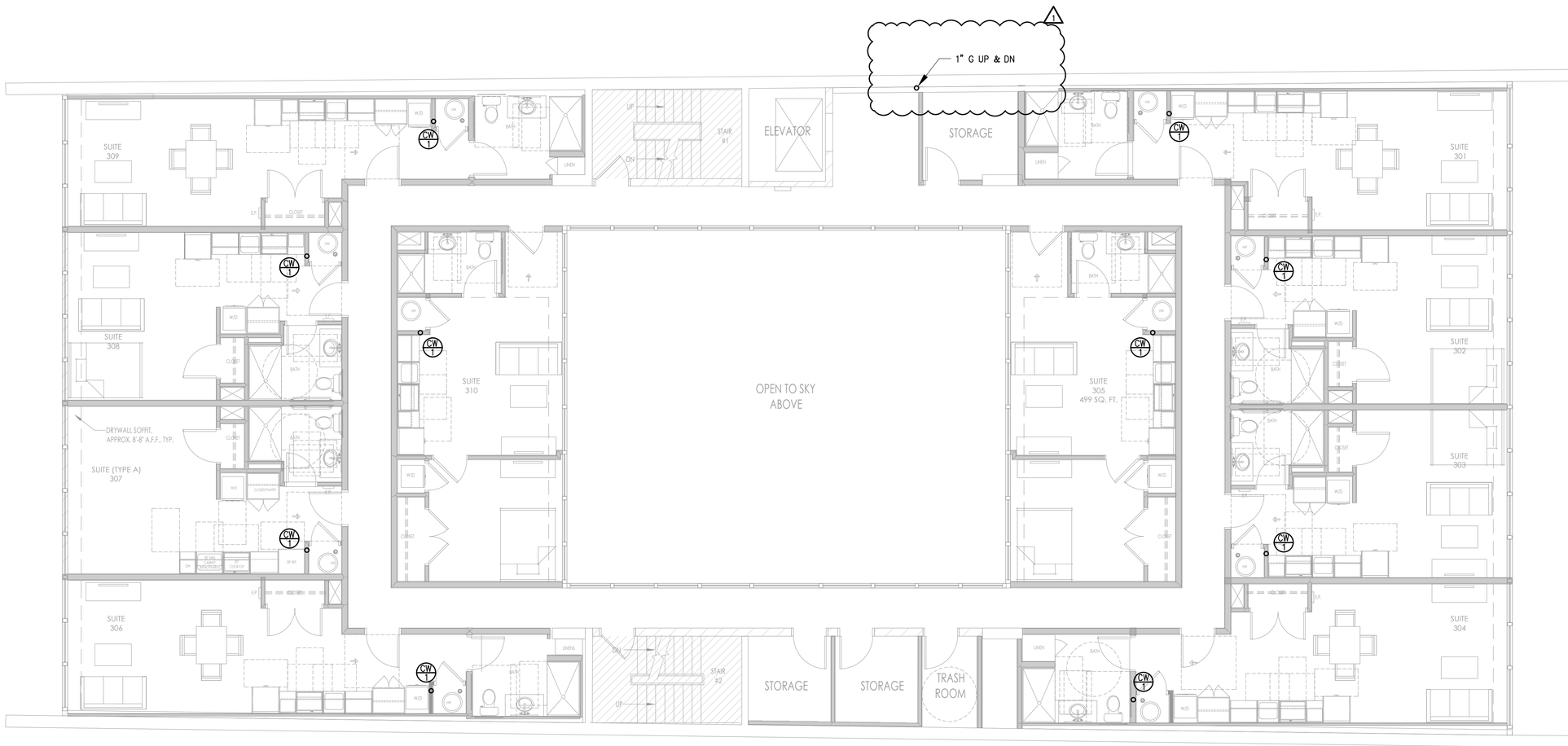
PROJECT NO: B2R24092
SCALE: 3/16"=1'-0"
DRAWN BY: AR
CHK'D BY: JOR
SHEET TITLE:

PLUMBING SECOND FLOOR WATER & GAS PLAN

DRAWING NO.:

P-202

7/1/2025 6:22 PM Alvin Averion P:\B2R24092_460 SUMMER STR. RESI CONVERSION\07_DRAWINGS\07_PLUMBING\B2R24092_P202_SECOND FLOOR WATER AND GAS PLAN.DWG



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2. ½" CW DROP (REF)
3. ½" CW DROP ½" HW DROP (WM)
4. ½" CW DROP ½" HW DROP (LAV)
5. ½" CW DROP (WC)
6. ½" CW DROP ½" HW DROP (SH)

PROJECT:

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STAMFORD, CT 06901

OWNER:

ENGINEER:

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STAMFORD, CT 06905

STATE OF CONNECTICUT · JOSHUA C. ... · No. 28732 · LICENSED PROFESSIONAL ENGINEER

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REVISIONS

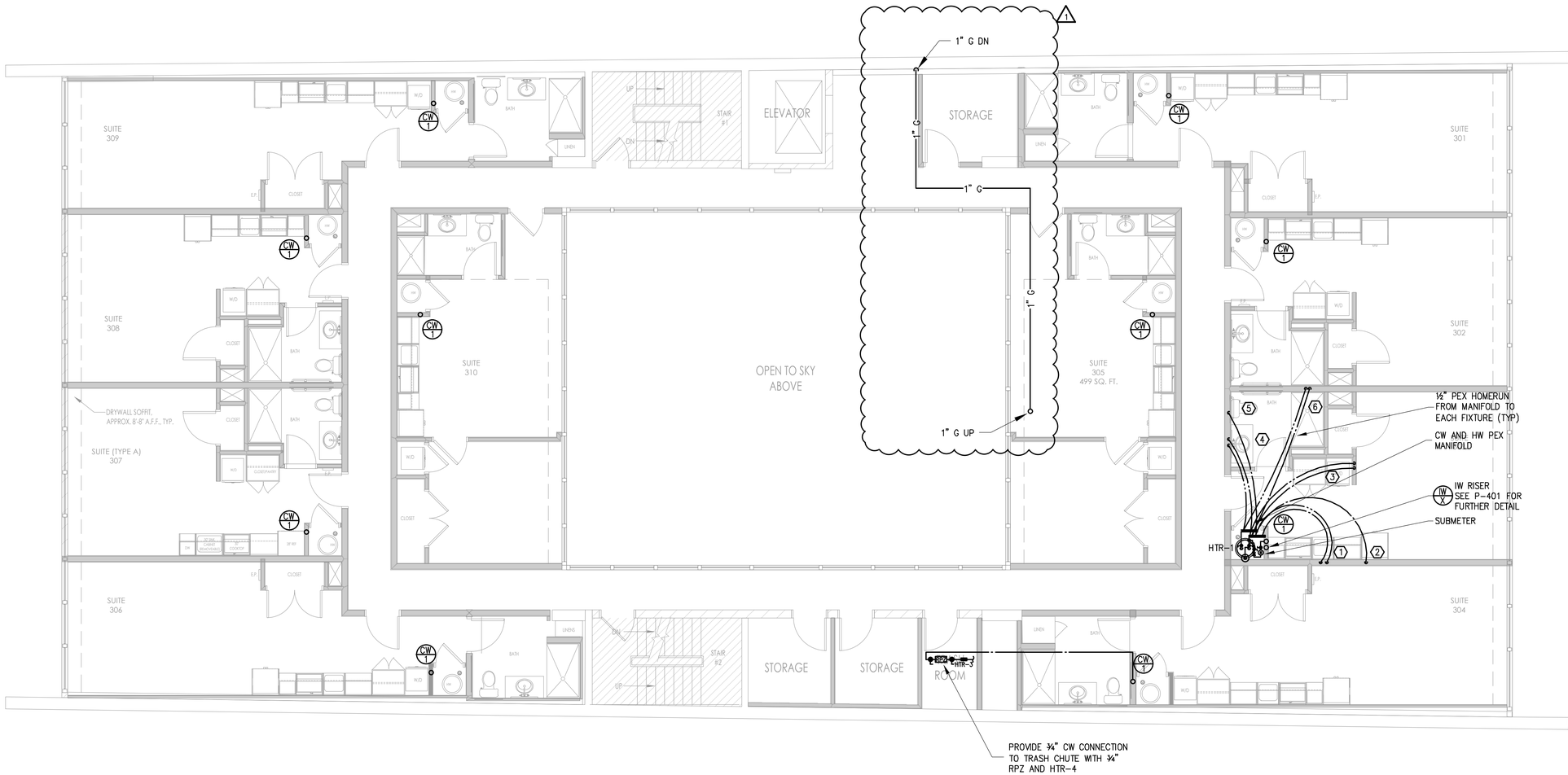
PROJECT NO: B2R24092
SCALE: 3/16"=1'-0"
DRAWN BY: JOR
CHK'D BY: JOR
SHEET TITLE:

PLUMBING TYPICAL (3-4) FLOOR WATER & GAS PLAN

DRAWING NO.:

P-203

7/1/2025 6:22 PM Alvin Averion P:\B2R24092_460 SUMMER STR. RESI CONVERSION\07_DRAWINGS\07_PLUMBING\B2R24092_P203_TYPICAL (3-4) FLOOR WATER AND GAS PLAN.DWG



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2. ½" CW DROP (REF)
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5. ½" CW DROP (WC)
6. ½" CW DROP ½" HW DROP (SH)

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OWNER:

ENGINEER:

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REVISIONS

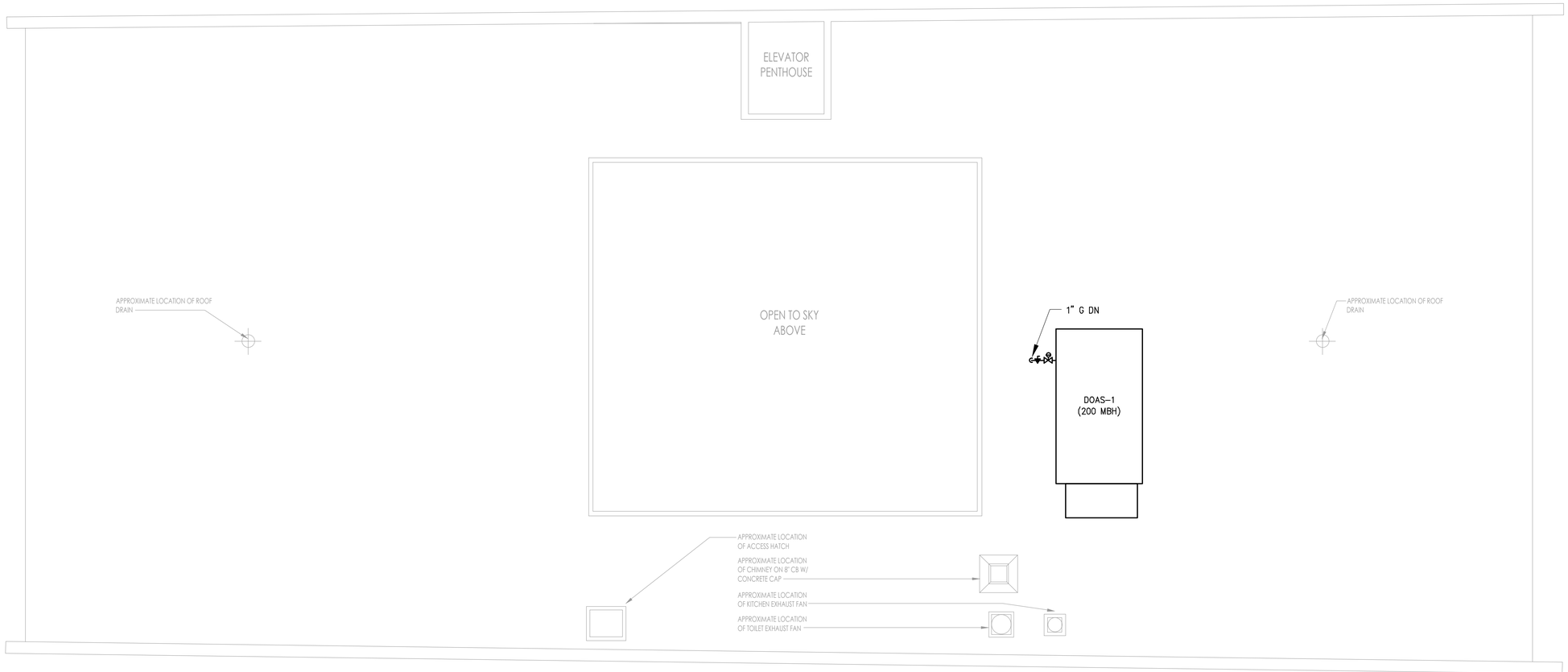
PROJECT NO: B2R24092
SCALE: 3/16"=1'-0"
DRAWN BY: -
CHK'D BY: JOR
SHEET TITLE:

PLUMBING FIFTH FLOOR WATER & GAS PLAN

DRAWING NO.:

P-205

7/1/2025 6:22 PM Alvin Averion P:\B2R24092_460 SUMMER STR. RESI CONVERSION\07_DRAWINGS\07_PLUMBING\B2R24092_P205_FIFTH FLOOR WATER AND GAS PLAN.DWG



P:\B2R24092_460 SUMMER STR. RESI CONVERSION\07_DRAWINGS\07_PLUMBING\B2R24092_P206_ROOF WATER AND GAS PLAN.DWG
7/1/2025 6:22 PM Alvin Averion

PROJECT:

460 SUMMER ST
460 SUMMER STREET
STAMFORD, CT 06901

OWNER:

ENGINEER:

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STATE OF CONNECTICUT JOSHUA R. BOUCHARD No. 28782 LICENSED PROFESSIONAL ENGINEER

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PROJECT NO: B2R24092
SCALE: 3/16"=1'-0"
DRAWN BY: AR
CHK'D BY: JOR
SHEET TITLE:

PLUMBING ROOF WATER & GAS PLAN

DRAWING NO.:

P-206

FIXTURE CONNECTION SCHEDULE

FIXTURE	S	W	IW	V	CW	HW
LAVATORY (LAV)		2"		2"	½"	½"
WATER CLOSET (WC)	3"				½"	
KITCHEN SINK (KS)		2"		2"	½"	½"
WASHING MACHINE (WM)		2"		2"	½"	

PIPE, FITTING, AND JOINT MATERIAL SCHEDULE

PIPING SYSTEM	PIPING LOCATION	PIPING SIZE	PIPING SPECIFICATION	FITTING SPECIFICATION	JOINT SPECIFICATION
SANITARY/WASTE/VENT	BELOW GROUND	ALL	SCHEDULE 40 SOLID-CORE POLYVINYL CHLORIDE (PVC)	SCHEDULE 40 SOLID-CORE POLYVINYL CHLORIDE (PVC) WITH SOLVENT CEMENT WELD ENDS	SOLVENT CEMENT WELDED
	ABOVE GROUND	ALL	SCHEDULE 40 FOAM-CORE POLYVINYL CHLORIDE (PVC)	SCHEDULE 40 FOAM-CORE POLYVINYL CHLORIDE (PVC) WITH SOLVENT CEMENT WELD ENDS	SOLVENT CEMENT WELDED
STORM	ALL	ALL	SCHEDULE 40 SOLID CORE POLYVINYL CHLORIDE (PVC)	SCHEDULE 40 SOLID CORE POLYVINYL CHLORIDE (PVC) WITH SOLVENT CEMENT WELD ENDS	SOLVENT CEMENT WELDED
INDIRECT WASTE	ALL	ALL	SCHEDULE 40 FOAM-CORE POLYVINYL CHLORIDE (PVC)	SCHEDULE 40 FOAM-CORE POLYVINYL CHLORIDE (PVC) WITH SOLVENT CEMENT WELD ENDS	SOLVENT CEMENT WELDED
COLD WATER/HOT WATER	BELOW GROUND (SERVICE)	ALL	CEMENT LINED DUCTILE IRON	CEMENT LINED DUCTILE IRON WITH MECHANICAL JOINT ENDS	BOLT-ON MECHANICAL JOINT WITH HIGH QUALITY NEOPRENE RUBBER COMPRESSION GASKET
	DISTRIBUTION TO DWELLING UNIT MANIFOLDS	ALL	CHLORINATED POLYVINYL CHLORIDE (CPVC)	CHLORINATED POLYVINYL CHLORIDE (CPVC) WITH SOLVENT CEMENT WELD ENDS	SOLVENT CEMENT WELDED
	DISTRIBUTION FROM DWELLING UNIT MANIFOLDS TO FIXTURES	ALL	CROSSLINKED POLYETHYLENE TUBING (PEX-C)	BRASS WITH BARBED ENDS	PINCHLOCK CLAMPS

DRAIN SCHEDULE

			DRAIN BODY SPECIFICATION										STRAINER SPECIFICATION																		
DESIGNATION	MANUFACTURER	MODEL NUMBER	BRONZE	CAST IRON	GALVANIZED	STAINLESS STEEL	CLAMPING DEVICE	SECONDARY CLAMP	SUMP RECEIVER	ACID RESISTANT COATING	TRAP PRIMER CONNECTION	BRONZE	CAST IRON	GALVANIZED	NICKEL BRONZE	STAINLESS STEEL	CHROME PLATED	POLISHED FINISH	SATIN FINISH	SECONDARY STRAINER	SEDIMENT BUCKET	LESS GRATE	HALF GRATE	FLUSH GRATE	TRACTOR GRATE	FLAT TOP	FUNNEL TOP	DOME	EXTENSION	ADJUSTABLE	APPLICABLE AREAS
FD-1	JAY R. SMITH	2310		●							●		●																	●	MECHANICAL ROOMS
FD-2	JAY R. SMITH	2010		●							●				●															●	TOILET ROOMS
GD-1	JAY R. SMITH	2415		●									●																		PARKING GARAGE

NOTES:

1. ALL FLOOR DRAINS IN FINISHED AREAS AND ALL ROOF DRAINS SHALL BE LOCATED AS PER THE ARCHITECTURAL DRAWINGS.
2. ALL FLOOR DRAINS IN MECHANICAL EQUIPMENT ROOMS, BOILER ROOMS, FAN ROOMS ETC., SHALL BE LOCATED IN COORDINATION WITH THE MECHANICAL CONTRACTOR.
3. THE CONTRACTOR SHALL VERIFY THE COMPATIBILITY OF THE DRAINS WITH THE APPROVED ROOFING AND/OR WATER PROOFING SYSTEMS PRIOR TO SUBMITTING SHOP DRAWINGS.
4. THE TOP OF ALL FLOOR DRAINS SHALL BE FLUSH WITH THE ADJACENT FINISHED FLOOR.
5. PROVIDE MECHANICAL SEAL TRAP GUARDS ON ALL FLOOR DRAINS UNLESS OTHERWISE NOTED.

WATER HEATER SCHEDULE

							ELECTRICAL DATA				GAS DATA							
DESIGNATION	MANUFACTURER	MODEL NUMBER	WATER STORAGE TEMPERATURE (°F)	WATER STORAGE CAPACITY (GAL)	RECOVERY RATE (GPH)	TEMPERATURE RISE (°F)	SINGLE ELEMENT LOAD (KW)	SIMULTANEOUS DUAL ELEMENT LOAD (KW)	VOLTAGE	PHASE	NATURAL GAS	PROPANE	FUEL OIL	DUAL FUEL	LOAD (CFH)	MINIMUM OPERATING PRESSURE (IN WC)	GAS SERVICE CONNECTION (IN)	APPLICABLE AREAS
HTR-1	STATE	ESX 40 DOLS	140	40	21	90	6	N/A	208	1								DWELLING UNITS
HTR-2	CHRONOMITE	M-20L/208	N/A	N/A	0.5	57	4.160	N/A	208	1								AMENITIES RESTROOM
HTR-3	CHRONOMITE	M-40/208	N/A	N/A	1.0	57	8.320	N/A	208	1								TRASH CHUTE
HTR-4	A.O. SMITH	DEL-15	120	15	20	80	4	N/A	208	1								

PUMP SCHEDULE

						CAPACITY (EACH PUMP)		ELECTRICAL DATA (EACH PUMP)					PUMP SYSTEM SPECIFICATION		
SERVICE	DESIGNATION	SIMPLEX SYSTEM	DUPLEX SYSTEM	TRIPLEX SYSTEM	EMERGENCY POWER	FLOW RATE	HEAD	HP	RPM	V	PH	HZ	MANUFACTURER	MODEL NUMBER	REMARKS
EJECTOR PUMP	EP-1		●		●	50 GPM	28 FT	1	1750	208	3	60	HYDROMATIC/MYERS	WHR10-03-DS-LD	PROVIDE FIBERGLASS PIT WITH AIRTIGHT COVER TO FIT IN EXISTING CONCRETE PIT

PROJECT:

460 SUMMER ST
460 SUMMER STREET
STAMFORD, CT 06901

OWNER:

ENGINEER:

B2R
2777 SUMMER STREET, SUITE 205
STAMFORD, CT 06905

STATE OF CONNECTION — JOSHUA B. ROSE — No. 28782 — LICENSED PROFESSIONAL ENGINEER

ARCHITECT:

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REVISIONS

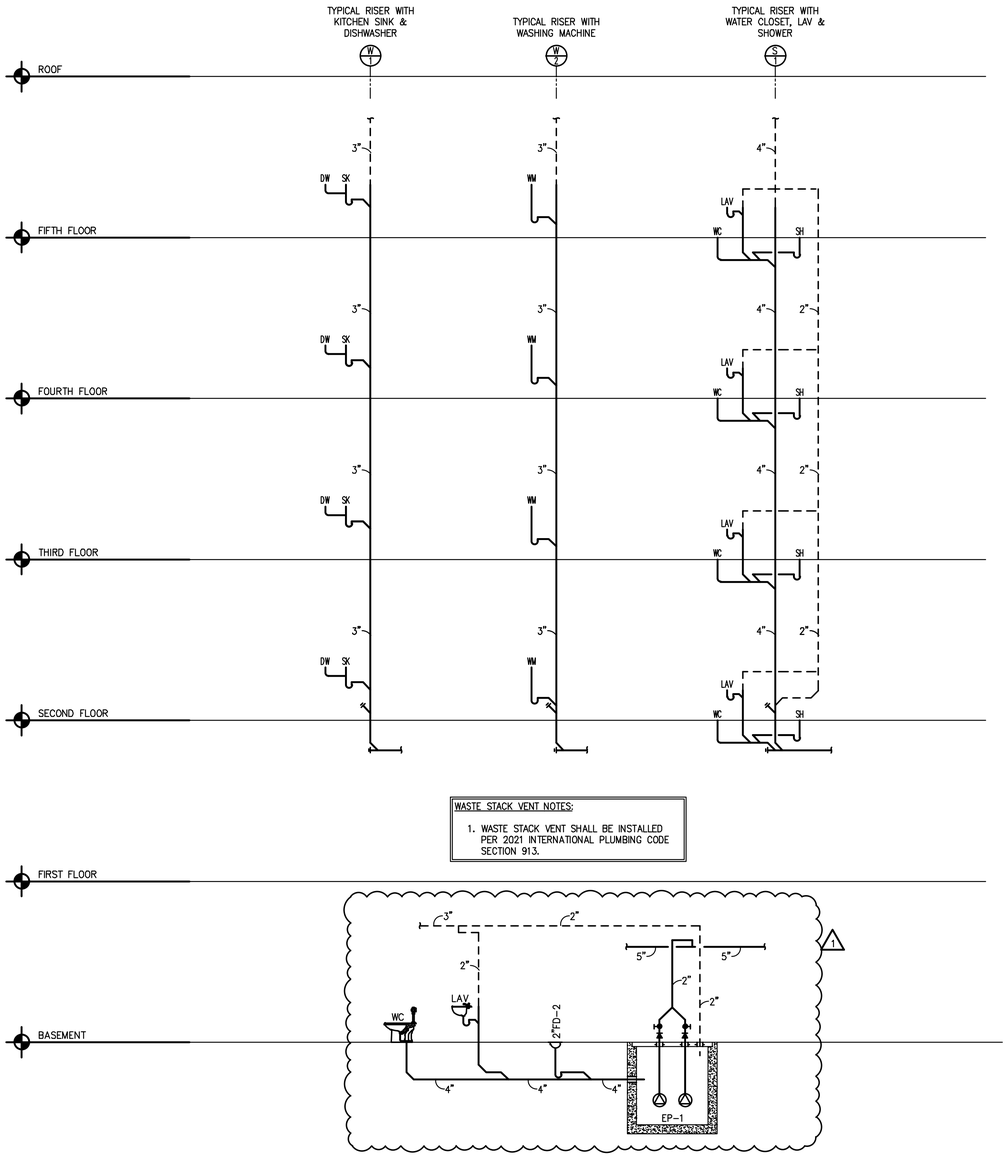
PROJECT NO: B2R24092
SCALE: NONE
DRAWN BY: -
CHK'D BY: JOR
SHEET TITLE:

PLUMBING SCHEDULES

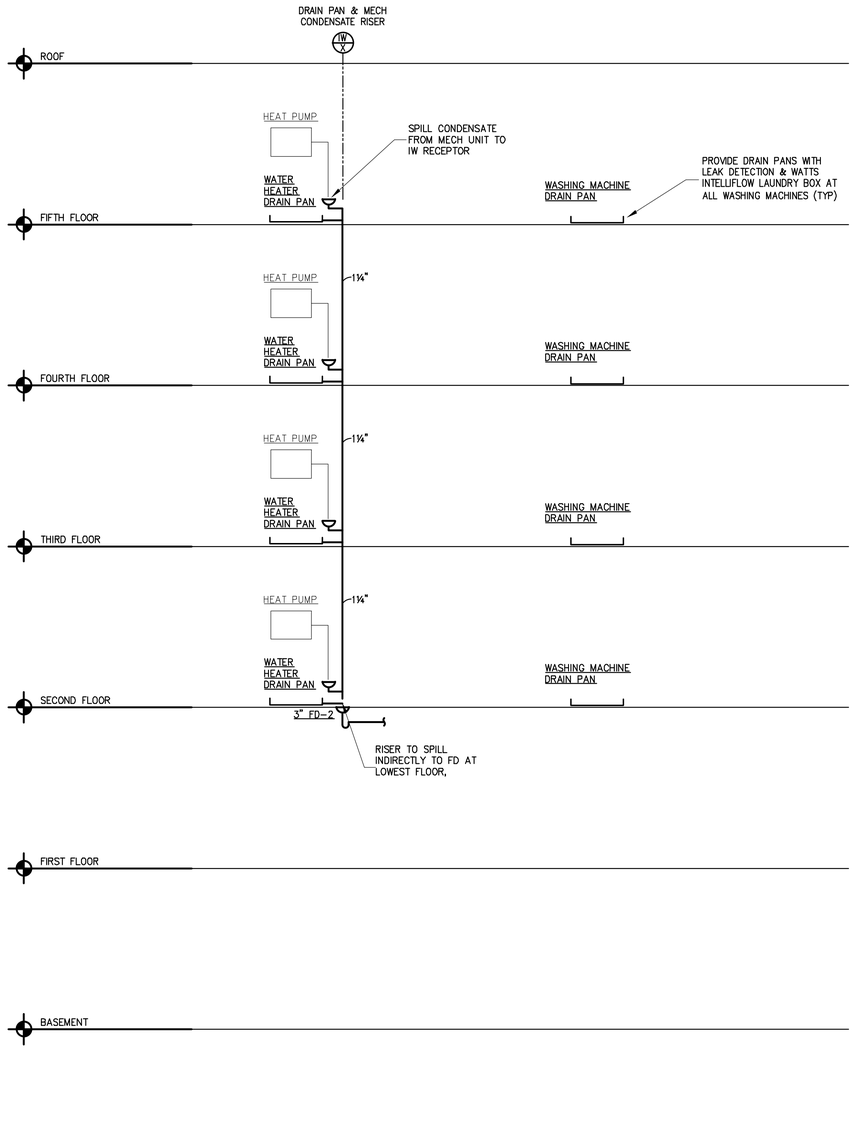
DRAWING NO.:

P-301

7/1/2025 6:22 PM Alvin Averion P:\B2R24092_460 SUMMER STR. RESI CONVERSION\07_DRAWINGS\07_PLUMBING\B2R24092_P301_SCHEDULES.DWG



2 TYPICAL SANITARY RISER DIAGRAMS
SCALE: NTS



1 TYPICAL INDIRECT WASTE RISER DIAGRAMS
SCALE: NTS

PROJECT:

460 SUMMER ST
460 SUMMER STREET
STAMFORD, CT 06901

OWNER:

ENGINEER:

B2R
2777 SUMMER STREET, SUITE 205
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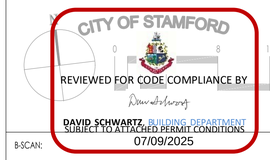

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REVISIONS

PROJECT NO: B2R24092
SCALE: NONE
DRAWN BY: -
CHK'D BY: JOR
SHEET TITLE:

PLUMBING TYPICAL RISER DIAGRAMS

DRAWING NO.:

P-401

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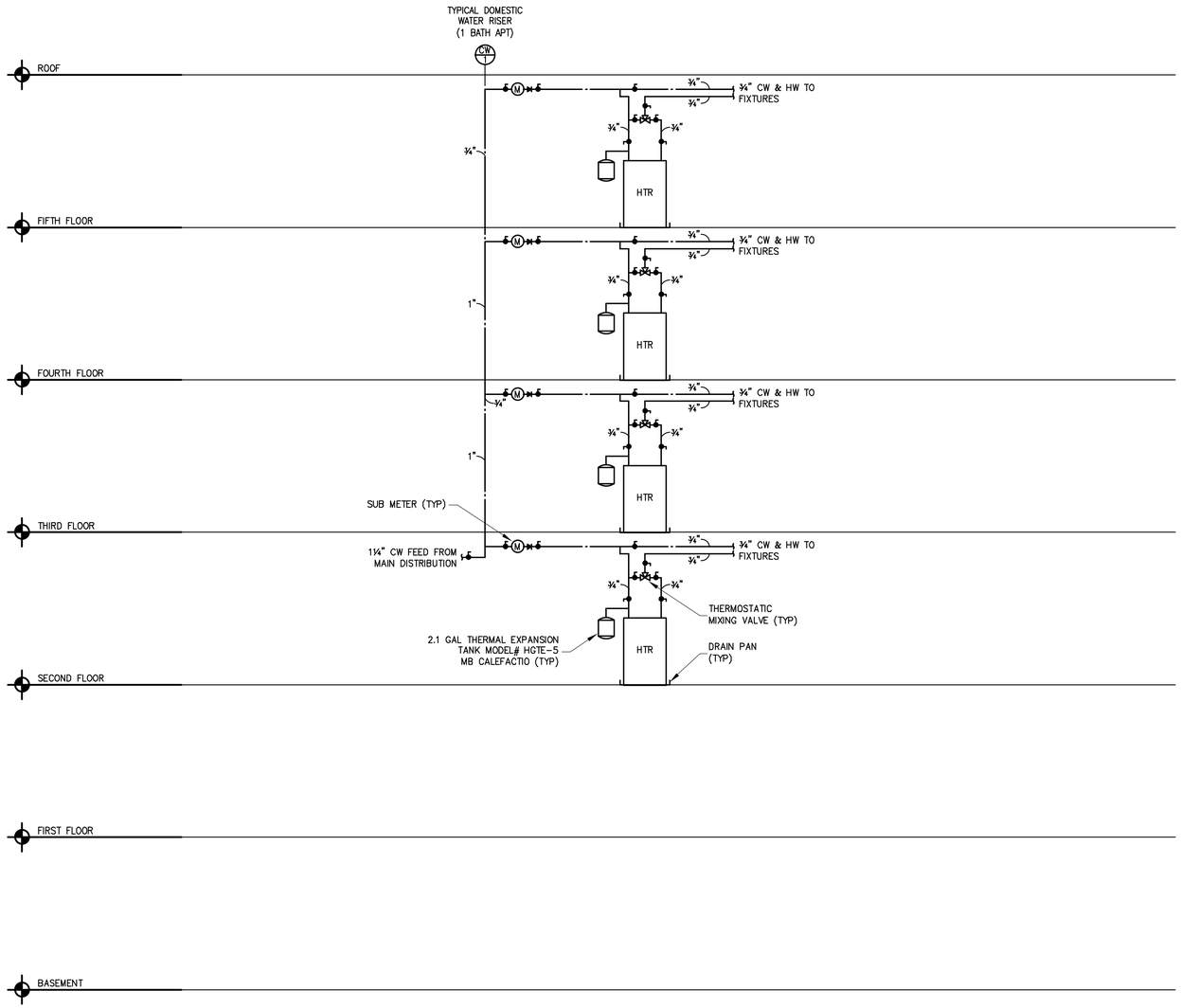

1 TYPICAL WATER RISER DIAGRAMS
SCALE: NTS

PROJECT:

460 SUMMER ST
460 SUMMER STREET
STAMFORD, CT 06901

OWNER:

ENGINEER:

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2777 SUMMER STREET, SUITE 205
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REVISIONS

PROJECT NO: B2R24092

SCALE: NONE

DRAWN BY: -

CHK'D BY: JOR

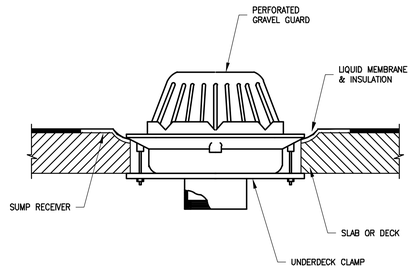
SHEET TITLE:

PLUMBING TYPICAL RISER DIAGRAMS

DRAWING NO.:

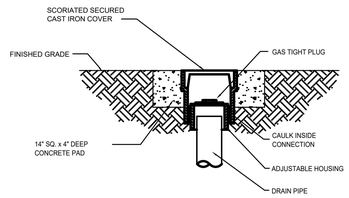
P-402

P:\B2R24092_460 SUMMER STR. RESI CONVERSION\07_DRAWINGS\07_PLUMBING\B2R24092_P401-P402_TYPICAL RISER DIAGRAMS.DWG
Alvin Averion
7/1/2025 6:22 PM



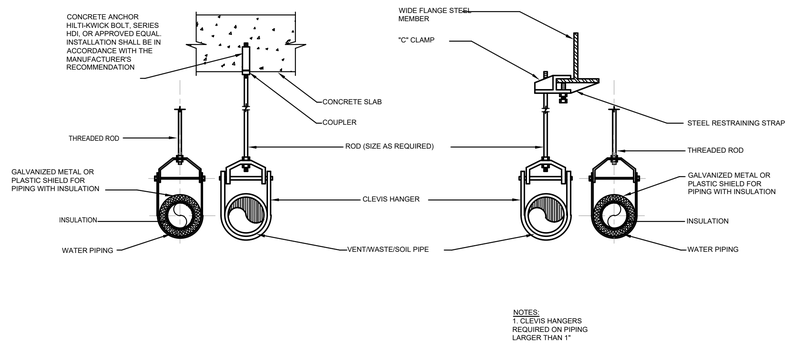
ROOF DRAIN DETAIL

SCALE: NTS



CLEANOUT DECK PLATE SET IN CONCRETE DETAIL

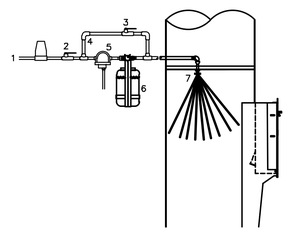
SCALE: NTS



NOTES:
1. CLEVIS HANGERS REQUIRED ON PIPING LARGER THAN 1"

TYPICAL HANGER DETAIL

SCALE: NTS

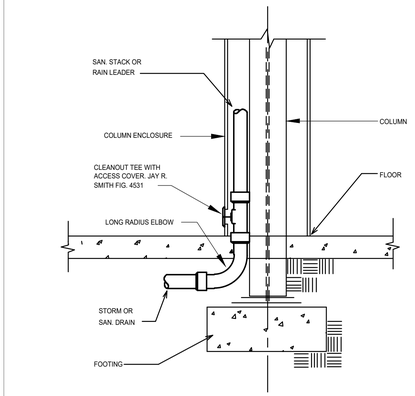


KEY NOTES:

PROVIDED BY PC INSTALLED BY PC	1. ¾" DOMESTIC HOT WATER INLET WITH RPZ
	2. ¼–TURN BALL VALVE (SHUT–OFF)
	3. ¼–TURN BALL VALVE (BY–PASS)
	4. ALL PLUMBING MATERIALS & LABOR BY PC
PROVIDED BY OTHERS INSTALLED BY PC	5. 6 VDC SOLENOID VALVE (OPTIONAL NOT NEEDED FOR MANUAL OPERATION)
	6. DISINFECTIN & SANITIZING UNIT: 1–GAL CONTAINER, MOUNTING BRACKET & PROPORTIONING VALVE AT REMOTE LOCATION
	7. FLUSHING HEAD AT HIGHEST INTAKE

TRASH CHUTE DISINFECTING & SANITIZING UNIT DETAIL

SCALE: NTS

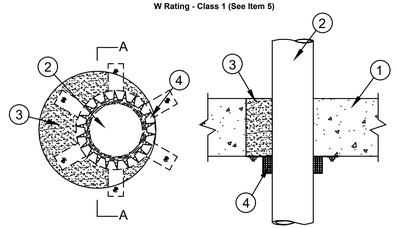


DETAIL OF LEADER OR SANITARY STACK BASE

SCALE: NTS

System No. C-AJ-2269

June 26, 2008
F Rating — 3 Hr
T Rating — 2-1/2 Hr
W Rating - Class 1 (See Item 5)



SECTION A-A

1. FLOOR OR WALL ASSEMBLY.
2. THROUGH PENETRANT.
3. METACAULK FIRE RATED MORTAR.
4. METACAULK PIPE COLLAR.

RECTORSEAL metacaulk

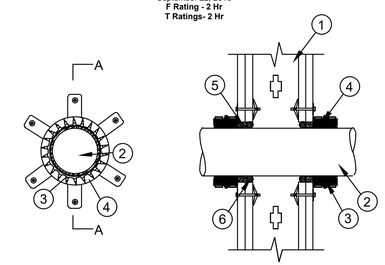
C-AJ-2269

PIPE PENETRATION THRU FLOOR DETAIL (NONMETALLIC PIPES)

SCALE: NTS

System No. W-L-2132

September 22, 2010
F Rating - 2 Hr
T Ratings- 2 Hr



SECTION A-A

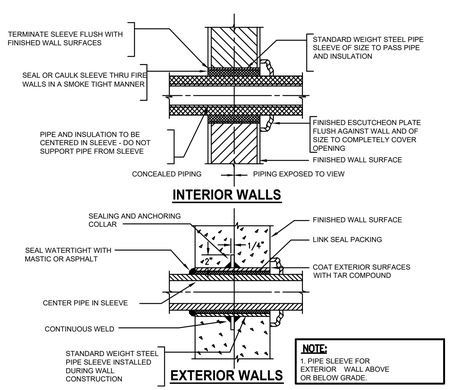
1. WALL ASSEMBLY.
2. THROUGH PENETRANT.
3. METACAULK WRAP STRIP.
4. STEEL COLLAR.
5. METACAULK 1000.
6. PACKING MATERIAL(OPTIONAL BACKER ROD).

RECTORSEAL metacaulk

W-L-2132

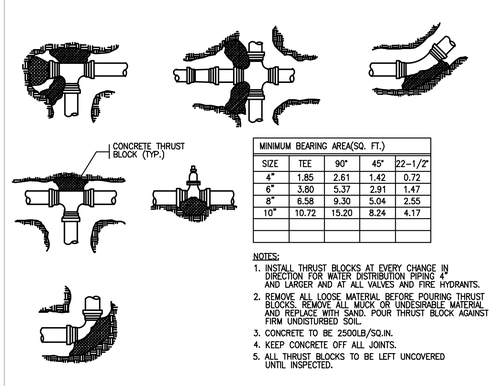
PIPE PENETRATION THRU WALL DETAIL (NONMETALLIC PIPES)

SCALE: NTS



PIPE PENETRATION THRU WALL DETAIL (METALLIC PIPES)

SCALE: NTS

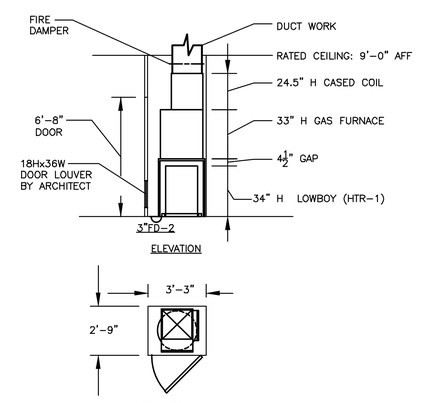


MINIMUM BEARING AREA(SQ. FT.)				
SIZE	TEE	90°	45°	22–1/2°
4"	1.85	2.61	1.42	0.72
6"	3.80	5.37	2.91	1.47
8"	6.58	9.30	5.04	2.55
10"	10.72	15.20	8.24	4.17

NOTES:
1. INSTALL THRUST BLOCKS AT EVERY CHANGE IN DIRECTION FOR WATER DISTRIBUTION PIPING 4" AND LARGER AND AT ALL VALVES AND FIRE HYDRANTS.
2. REMOVE ALL LOOSE MATERIAL BEFORE POURING THRUST BLOCKS. REMOVE ALL MUCK OR UNDESIRABLE MATERIAL AND REPLACE WITH SAND. POUR THRUST BLOCK AGAINST FIRM UNDISTURBED SOIL.
3. CONCRETE TO BE 2500LB/SQ.IN.
4. KEEP CONCRETE OFF ALL JOINTS.
5. ALL THRUST BLOCKS TO BE LEFT UNCOVERED UNTIL INSPECTED.

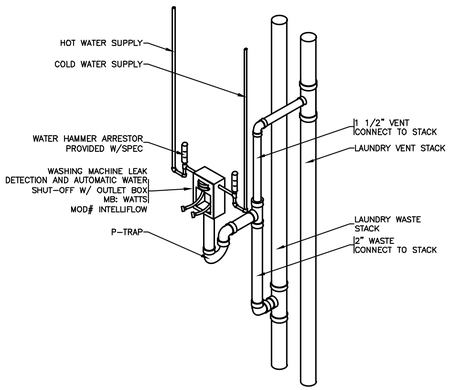
THRUST BLOCK DETAIL

SCALE: NTS



TYPICAL MECHANICAL ROOM EQUIPMENT LAYOUT

SCALE: NTS



FLOODMASTER LAUNDRY BOX DETAIL

SCALE: NTS

PROJECT:

460 SUMMER ST
460 SUMMER STREET
STAMFORD, CT 06901

OWNER:

ENGINEER:

B2R
2777 SUMMER STREET, SUITE 205
STAMFORD, CT 06905

STATE OF CONNECTICUT — JOSHUA R. ROSENBERG — No. 28782 — LICENSED PROFESSIONAL ENGINEER

ARCHITECT:

Design Development, pllc
165 Mamaroneck Ave, fl. 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

A DESIGN AND DEVELOPMENT CONSULTANCY

DESIGN DEVELOPMENT PLLC

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DRAWING MODIFICATION CAN ONLY BE MADE UNDER THE SUPERVISION OF A LICENSED ARCHITECT.

ARCHITECT OF RECORD

CITY OF STAMFORD
REVIEWED FOR CODE COMPLIANCE BY
DAVID SCHWARTZ, BUILDING DEPARTMENT
SUBJECT TO ATTACHED PERMIT CONDITIONS
07/09/2025

B-SCAN:

MARK	DATE	ISSUE
-	06/26/25	RESPONSE TO DOB COMMENTS
-	05/12/25	ISSUED FOR PERMIT
-	04/18/25	ISSUED FOR OWNER REVIEW

REVISIONS

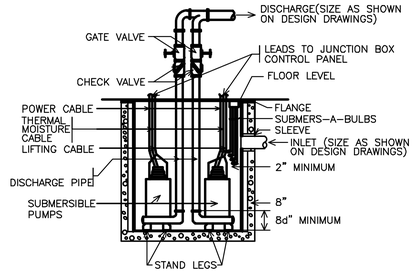
PROJECT NO: B2R24092
SCALE: NONE
DRAWN BY: -
CHK'D BY: JOR
SHEET TITLE:

PLUMBING DETAILS

DRAWING NO.:

P-501

P:\B2R24092_460 SUMMER STR RESI CONVERSION\07_DRAWINGS\07_PLUMBING\B2R24092_P501-P502_DETAILS.DWG
Alvin Averion
7/1/2025 6:22 PM



NOTE:
PROVIDE AIR TIGHT COVER AND VENT ON EJECTOR PUMP PIT.

SUMP/EJECTOR PUMP DETAIL

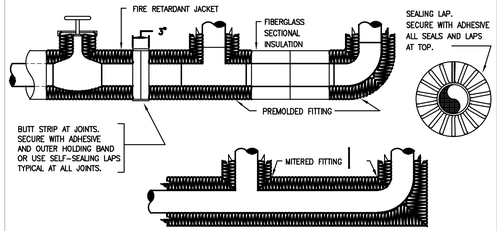
SCALE: NTS

CONCEALED VALVES AND FITTINGS

- WRAP WITH 1 INCH THICK, 1 POUND DENSITY TO REQUIRED PIPE INSULATION THICKNESS.
- SECURE WITH WIRE OR TAPE.
- VAPOR SEAL COLD WATER, CHILLED WATER AND STORM WATER PIPING.

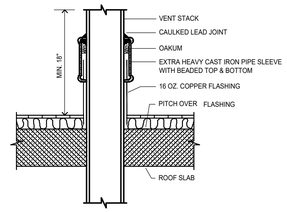
EXPOSED VALVES AND FITTINGS

- PREMOLDED FIBERGLASS OR RADIAL MITERED PIPE INSULATION.
- SKIM COAT OF INSULATION CEMENT.
- COAT OF MASTIC
- WRAP WITH FIBERGLASS REINFORCING CLOTH.
- FINISH COAT OF MASTIC
- OVERLAP 2 INCHES ON PIPE INSULATION.



INSULATION OF PIPING, VALVES AND FITTINGS FOR EXPOSED AND CONCEALED LOCATIONS

SCALE: NTS



VENT THRU ROOF DETAIL

SCALE: NTS

PROJECT:

460 SUMMER ST
460 SUMMER STREET
STAMFORD, CT 06901

OWNER:

ENGINEER:

B2R
2777 SUMMER STREET, SUITE 205
STAMFORD, CT 06905



ARCHITECT:

Design Development, pllc
165 Mamaroneck Ave, fl. 2
White Plains, NY 10601
914.949.4272 t.
914.949.4278 f.

A DESIGN AND DEVELOPMENT CONSULTANCY

DESIGN DEVELOPMENT PLLC

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ARCHITECT OF RECORD



B-SCAN:

MARK	DATE	ISSUE
-	06/26/25	RESPONSE TO DOB COMMENTS
-	05/12/25	ISSUED FOR PERMIT
-	04/18/25	ISSUED FOR OWNER REVIEW

REVISIONS

PROJECT NO: B2R24092

SCALE: NONE

DRAWN BY: -

CHK'D BY: JOR

SHEET TITLE:

PLUMBING DETAILS

DRAWING NO.:

P-502

7/1/2025 6:22 PM Alvin Averion P:\B2R24092_460 SUMMER STR. RESI CONVERSION\07_DRAWINGS\07_PLUMBING\B2R24092_P501-P502_DETAILS.DWG

Minol

Exhibit C-1b(1)

15280 Addison Road
Suite 100
Addison, Texas 75001

******AUTO**MIXED AADC 750
1307 1 MB 0.450*****1 8 S56770D2031

RESIDENT NAME
460 Summer Street, APT 123
Stamford, CT 06901

Your New Utility Statement

Billing Date:	7/28/2025
Account Number:	################
Account Name:	RESIDENT NAME
Service Address:	160 Summer Street, APT 123 Stamford, CT 06901
DUE DATE:	**8/30/2023**
AMOUNT DUE:	**$34.12**
Balance due after 08/30/2023	$39.12

Contact Information

View your account and pay online at www.minolusa.com

For Customer Service Call
1-888-636-0493
(Mon-Fri 7am - 7pm CST)
or email us at info@minolusa.com

Important Messages

ACCOUNT SUMMARY

PREVIOUS BALANCE	$00.00
PAYMENTS	$00.00
PREVIOUS BALANCE FORWARD	**$00.00**

CURRENT CHARGES

SEWER	$19.31
WATER	$14.81
TOTAL CURRENT CHARGES	**$34.12**
ADJUSTMENTS, TAXES & FEES	**0.00**
TOTAL AMOUNT DUE:	**$34.12**

See Usage & Charges in Detail on next page.

Please detach at perforation and return bottom portion with your payment. To ensure proper credit please include your account number on your payment. Please do not send cash.

177100100027300202107280040000032253000000327538

DUE DATE: **8/30/2025**
AMOUNT DUE: **$34.12**

Amount Enclosed: $

Payment should be made in accordance with your lease agreement and payable to: ***460 Summer Street Apartments***

Utility Statement Information

Account Number:	####-####-######
Account Name:	RESIDENT NAME
Service Address:	460 Summer Street, APT 123 Stamford, CT 06901

460 Summer Street Apartments
460 Summer Street
Stamford, CT 06901

1131A1

Minol

15280 Addison Road
Suite 100
Addison, Texas 75001

Billing Date: 7/28/2025
Account Number:
Account Name:
Service Address:

DUE DATE: **8/30/2025**
AMOUNT DUE: **$34.12**
Balance due after 08/30/2025 $39.12

Usage & Charges in Detail - 460 Summer Street Apartments

SEWER SERVICE FROM 5/5/2023 TO 6/4/2023

This statement is not from City of Storrs-Mansfield. This statement reflects submetered charges.

Meter Number	Current Reading	Previous Reading	Usage
201269488246200	A* 42312	A* 39512	2800

A* = Read Not estimated E* = Estimated Read

Total Usage 2,800

Charge Description	Qty1	Days	Qty2	Rate	Unit	Amount
SEWER	-	30	2,800.00	0.006897	Gallons	$19.31

Total SEWER Charges $19.31

WATER SERVICE FROM 5/5/2023 TO 6/4/2023

This statement is not from Aquarion. This statement reflects submetered usage.

Meter Number	Current Reading	Previous Reading	Usage
201269488246200	A* 42312	A* 39512	2800

A* = Read Not estimated E* = Estimated Read

Total Usage 2,800

Charge Description	Qty1	Days	Qty2	Rate	Unit	Amount
WATER	-	30	2,800.00	0.003171	Gallons	$8.88
WATER BASE	-	30	30.00	0.097578	Per Day	$2.93
ADMIN FEE	-	30	1.00	3.00	Cycle	$3.00

Total WATER Charges $14.81

Adjustments,Taxes & Fees

Minol

Your New Utility Statement

15280 Addison Road
Suite 100
Addison, Texas 75001

******AUTO**MIXED AADC 750
1307 1 MB 0.450*****1 8 S56770D2031

RESIDENT NAME
460 Summer Street, APT 123
Stamford, CT 06901

Billing Date:	7/28/2025
Account Number:	################
Account Name:	RESIDENT NAME
Service Address:	160 Summer Street, APT 123 Stamford, CT 06901
DUE DATE:	**8/30/2023**
AMOUNT DUE:	**$34.12**
Balance due after 08/30/2023	$39.12

Contact Information

View your account and pay online at www.minolusa.com

For Customer Service Call
1-888-636-0493
(Mon-Fri 7am - 7pm CST)
or email us at info@minolusa.com

Important Messages

ACCOUNT SUMMARY

PREVIOUS BALANCE	$00.00
PAYMENTS	$00.00
PREVIOUS BALANCE FORWARD	**$00.00**

CURRENT CHARGES

SEWER	$19.31
WATER	$14.81
TOTAL CURRENT CHARGES	**$34.12**
ADJUSTMENTS, TAXES & FEES	**0.00**
TOTAL AMOUNT DUE:	**$34.12**

See Usage & Charges in Detail on next page.

Please detach at perforation and return bottom portion with your payment. To ensure proper credit please include your account number on your payment. Please do not send cash.

17710010002730020210728004000003225300000327538

DUE DATE:	**8/30/2025**
AMOUNT DUE:	**$34.12**

Amount Enclosed: $

Payment should be made in accordance with your lease agreement and payable to: ***460 Summer Street Apartments***

Utility Statement Information

Account Number:	####-####-######
Account Name:	RESIDENT NAME
Service Address:	460 Summer Street, APT 123 Stamford, CT 06901

460 Summer Street Apartments
460 Summer Street
Stamford, CT 06901

Minol

15280 Addison Road
Suite 100
Addison, Texas 75001

Billing Date: 7/28/2025
Account Number:
Account Name:
Service Address:

DUE DATE: **8/30/2025**
AMOUNT DUE: **$34.12**
Balance due after 08/30/2025 $39.12

Usage & Charges in Detail - 460 Summer Street Apartments

SEWER SERVICE FROM 5/5/2023 TO 6/4/2023

This statement is not from City of Storrs-Mansfield. This statement reflects submetered charges.

Meter Number	Current Reading	Previous Reading	Usage
201269488246200	A* 42312	A* 39512	2800

A* = Read Not estimated E* = Estimated Read

Total Usage 2,800

Charge Description	Qty1	Days	Qty2	Rate	Unit	Amount
SEWER	-	30	2,800.00	0.006897	Gallons	$19.31

Total SEWER Charges $19.31

WATER SERVICE FROM 5/5/2023 TO 6/4/2023

This statement is not from Aquarion. This statement reflects submetered usage.

Meter Number	Current Reading	Previous Reading	Usage
201269488246200	A* 42312	A* 39512	2800

A* = Read Not estimated E* = Estimated Read

Total Usage 2,800

Charge Description	Qty1	Days	Qty2	Rate	Unit	Amount
WATER	-	30	2,800.00	0.003171	Gallons	$8.88
WATER BASE	-	30	30.00	0.097578	Per Day	$2.93
ADMIN FEE	-	30	1.00	3.00	Cycle	$3.00

Total WATER Charges $14.81

Adjustments,Taxes & Fees

EXHIBIT C-1b(2)

The screenshot below is an invoice displaying the previous meter reading to be an estimate that shall provide the tenant with notice and explanation of an estimated bill. The 460 Summer Street LLC procedures to correct or "true-up" an estimated bill is set up automatically within Minol's billing system to identify estimated reads and on the following month when actual usage has been provided for the estimated read, the system will classify the read as under-billed or over-billed. If such read has been under-billed, the excess unbilled usage shall be reflected on next month's bill as a usage charge to be paid by the tenant. If such read has been over-billed, the credit for usage paid in excess of actual read shall be applied to next month's bill by reducing next month's usage by the excess estimated usage previously paid by tenant. For example, if the tenant was billed for 1000 gallons of estimated usage in March, but the subsequent actual read for the estimated period shows 500 gallons used, the April billing cycle will reflect a reduction of 500 gallons from the usage billing in April due to over-billed usage. In addition, under Exhibit C-2 on page 3 of 7, an explanation for estimated reads is provided to tenants that read as follows:

> If there is a technical problem obtaining a read through the remote reading equipment, you will receive an estimated bill. Where such data is available, the estimated bill will be based on the average gallon/month usage of the most recent three monthly bills sent to you. Where such data is not available, the estimated bill will be based on a 2,100 gallon/month usage. This amount was derived from Docket No. 01-08-05. Section D of the Decision allows for a 2,100 gallon usage per month (70 gallons per day) if a 3 month history is not available for an estimated bill. The bill will be clearly identified as an "estimated bill."

Screenshot of Sample Invoice:

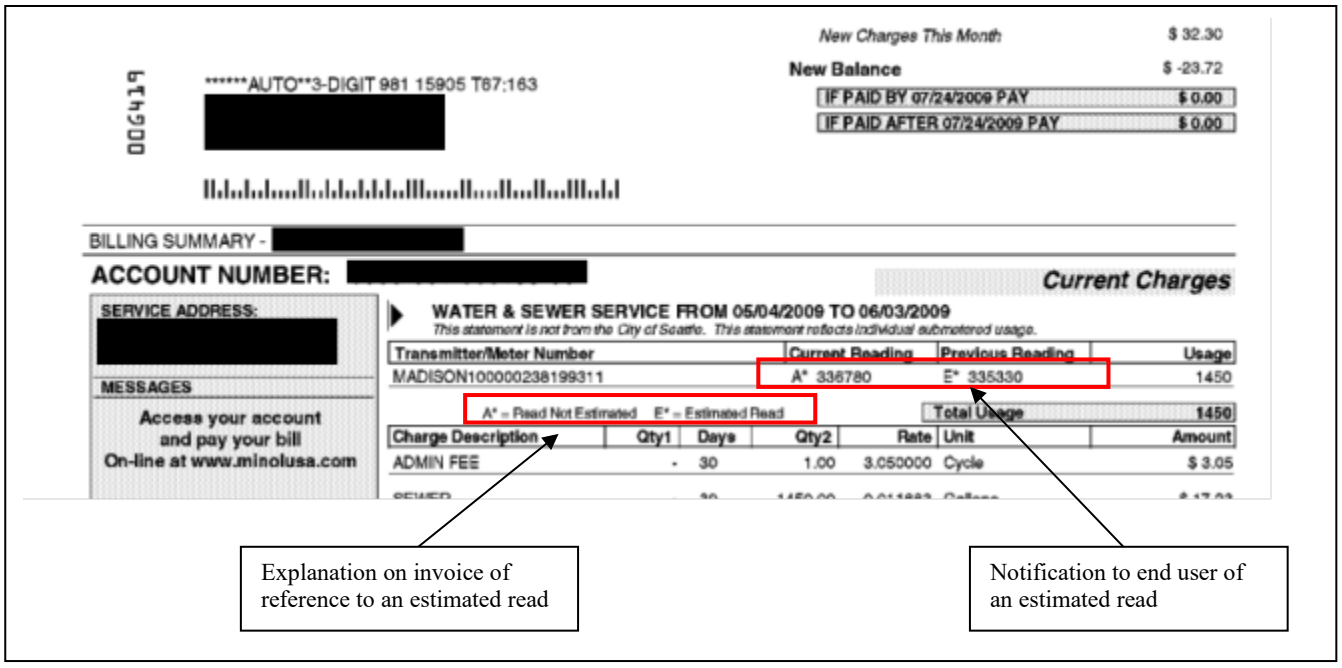

EXHIBIT C-2

SUBMETERING INFORMATION FOR RESIDENTS OF 460 Summer Street Apartments

Aquarion Water Company of Connecticut ("Aquarion") is the water company that provides water service to 460 Summer Street Apartments. Aquarion bills 460 Summer Street Apartments for all water service provided to the property, including the water used by residents of each apartment home and water used for common purposes, such as watering the lawn or maintaining the pool.

Water service provided to 460 Summer Street Apartments is subject to regulation by Connecticut's Public Utilities Regulatory Authority (the "Authority"). Pursuant to Section 16-11-55 of the Authority's Regulations, the Authority has determined that Aquarion is not required to individually meter water service for each apartment home at 460 Summer Street Apartments and has given 460 Summer Street LLC ("460 Summer Street") approval to install and operate a water submetering system at 460 Summer Street Apartments. That means that 460 Summer Street may install a separate water meter (a "submeter") for each apartment home at 460 Summer Street to measure the amount of water used by the residents of that apartment home.

To encourage conservation and assure that each resident pays only for the water that he or she has actually consumed, 460 Summer Street has installed a submetering system at 460 Summer Street Apartments.

460 Summer Street Apartments has made arrangements with Minol, Inc. ("Minol") to read each submeter and generate a monthly bill for water usage in each apartment home at 460 Summer Street. The amount of your bill for water usage generated by Minol is calculated by multiplying the number of gallons of water used by your apartment home in that month by the cost per gallon for water charged by Aquarion to 460 Summer Street. 460 Summer Street and Minol have not marked up your charge for water and are not making a profit on the water charge in your bill from Minol. 460 Summer Street and Minol are simply passing the cost on to you as the consumer of the water. The Authority has authorized Minol to charge $5.00/month for providing submetering service. The Authority requires that some or all of the following information be provided to residents of submetered apartments.

WHO DO I CONTACT REGARDING WATER SERVICE ISSUES

Report any ***leaks or loss of service*** immediately to 460 Summer Street management at **(###) ###-####**, at any time of the day or night on any day of the year. You may also report leaks or loss of service to the office during normal business hours as posted.

If you have any questions concerning ***water volume, taste, odor or other water quality issues,*** please first contact 460 Summer Street management at **(###) ###-####**, and 460 Summer Street management shall contact the local water company that services and bills 460 Summer Street management, Aquarion, on your behalf. If you are unable to contact 460 Summer Street management in an emergency, or if you are dissatisfied with 460 Summer Street management's response to the issue, you may call the local water utility, Aquarion, at **203-445-7310 or 800-732-9678**. Under certain circumstances, Aquarion may bill the landlord, and the landlord shall be responsible for a service call charge for responding to a call from a tenant.

If you are not satisfied with 460 Summer Street management's response or Aquarion's response to any concern or complaint that you have regarding water volume, taste, odor or other water quality issues, please contact the Department of Public Health, Water Supply (the "DPH"), 410 Capitol Avenue, Hartford, CT 06134, 860-509-7333. The DPH, rather than the Authority, regulates these aspects of the provision of water service.

If you have any ***questions regarding your bill, the submetering process or testing of the submeters***, please contact Minol at 1-888-636-0493, Monday through Friday, 7 a.m. to 7 p.m. Central Time. You may also obtain account information via the Minol website at www.minolusa.com. For your reference, this information will be included on your monthly statement as well. If you do not have access to a computer, you can utilize the computers in the leasing office during normal business hours to access that website free of charge.

If you are not satisfied with the response from Minol, please contact 460 Summer Street management. If 460 Summer Street management is unable to resolve your concern to your satisfaction, please contact 460 Summer Street Contact Person for customer inquiries and complaints:

Name:
Job Title:
Address:

Telephone:

Minol and 460 Summer Street management will respond promptly to your concerns.

The Authority regulates 460 Summer Street's right to submeter. You may report any complaints or concerns that you have regarding submetering directly to the Authority at any time by contacting the Authority at Ten Franklin Square, New Britain, CT 06051,

consumer assistance telephone number 1-800-382-4586; TDD 860-827-2837; facsimile 860-827-2613; website: www.ct.gov/pura. You may file a complaint with the Authority if you do not receive a satisfactory resolution of any concern you have regarding submetering from Minol, or 460 Summer Street management. Although you are free to contact the Authority at any time, 460 Summer Street and Minol request that you allow us an opportunity to resolve your concern or complaint.

HOW DOES THE SUBMETERING SERVICE WORK

The $/gallon charge that you pay for water will be stated on your monthly bill. Aquarion, rather than 460 Summer Street or Minol sets the rate you are charged for water. If you would like information regarding the rate or rate classification applied by Aquarion to 460 Summer Street, please contact 460 Summer Street management.

Your monthly bill from Minol will state the submeter readings at the beginning and end of the billing cycle, the dates on which those readings were obtained, the number of gallons consumed in that billing cycle, the $/gallon charge, the gross or net amount of the bill for that month, the date on which the bill was mailed, the date by which payment must be made, the address at which payment can be made, and the telephone number and hours of operation of Minol's Customer Service Center.

The submeter system is computerized. On a daily basis, the amount of water used in your apartment home for that day will be automatically collected by an on-site data collection device. Minol will remotely read your unit's submeter on a daily basis by retrieving the stored data from the on-site data collection device through a telephone modem to an off-site computer system at the Minol headquarters. Minol will import and process the data, generate a monthly bill for your apartment home and mail you that bill. The water data is stored for 90 days on the on-site data collection system, and Minol stores this water data for five (5) years. The back-up system is on Minol's server in Addison, TX.

Aquarion charges 460 Summer Street on a $/CCF basis. However, Minol will charge you on a $/gallon basis because the submeters will measure in gallons.

The submeter is located in the water heater closet of your unit. You may access the water heater closet and examine the submeter in order to read and/or monitor water consumption. 460 Summer Street management does not read your submeter or otherwise monitor your water consumption, but can request a reading from Minol.

If there is a technical problem obtaining a read through the remote reading equipment, you will receive an estimated bill. Where such data is available, the estimated bill will be based on the average gallon/month usage of the most recent three monthly bills sent to you. Where such data is not available, the estimated bill will be based on a 2,100 gallon/month usage. The bill will be clearly identified as an "estimated bill."

If the monthly data used by Minol to generate the monthly bill reveals an abnormally high consumption level in that month, Minol will send you a notice alerting you to the

fact that an abnormally high consumption level was recorded for your apartment home in that month. At the same time, Minol will notify 460 Summer Street management that your apartment home was identified as having an abnormally high consumption in that month. 460 Summer Street management will investigate reports of abnormally high consumption to determine whether there is a leak or some other problem that requires repair. That investigation may involve contacting you by telephone and/or making a physical inspection of the plumbing in your apartment home. Entry into your apartment home for this purpose will be in accordance with the provisions of your lease.

460 Summer Street management will generate a work order for each report of an abnormally high consumption. A copy of that work order, which describes the report received from Minol and the action taken by 460 Summer Street management in response, will be maintained by 460 Summer Street management for three years and is available for inspection by you and by the Authority. You will receive a copy of the work order. If the abnormally high consumption is caused by a leak or other problem that requires a repair, you will receive a copy of the work order which will describe the repair that was made. If the investigation reveals a problem resulting from damage you caused to the submeter or equipment, you may be billed for the cost of repairing or replacing the equipment.

HOW IS THE SUBMETER MAINTAINED AND TESTED?

460 Summer Street management and Minol will work together to maintain and test the submeter as required by the manufacturer. Entry into your apartment home to complete these procedures will be performed in accordance with the provisions of your lease.

Section 16-11-89 of the Authority's Regulations defines your right to request a test of the submeter and our obligations in response to such a request. (1) If you want your submeter tested, you must make a written request for the test to 460 Summer Street management. If the submeter has not been tested within the twelve month period prior to your request and if you agree to abide by the results of any such test as the basis for adjustment of any disputed charges, we must perform the test at no charge to you. Otherwise, you can be charged for the test. (2) Within one week of receiving your written request for a test, 460 Summer Street management will notify you in writing that you or your authorized representative has the right to be present at the test. If you or your authorized representative wish to be present at the test, you must contact 460 Summer Street management within ten days of the written notification to arrange to be present at the test. Upon receipt of such notification from you, 460 Summer Street management shall schedule a meter test, at a time which is convenient to both the customer, or his or her authorized representative, and the testing company, as soon as possible. (3) You will receive a written report of the results of the test.

The test will be performed at your apartment home using a Master Meter, Inc. Small Portable Test Meter, or an equivalent test kit. If the test shows that the submeter is not accurately measuring water usage, 460 Summer Street will replace the submeter and 460 Summer Street management will work with you to adjust your water bill. If the test

shows that the submeter is accurately measuring water usage, and you disagree with the accuracy of the test, 460 Summer Street will replace the submeter and send the submeter to a testing facility for a retest. Upon receipt of a written report from the test facility of the test of the submeter, 460 Summer Street management will contact you. If the results of the retest show that the submeter was not accurately measuring water usage, 460 Summer Street management will work with you to adjust your bill.

Additionally, Section 16-259 of the Connecticut General Statutes provides that upon your request to the Authority, and your payment of a ten dollar ($10.00) fee to the Authority, the Authority may direct 460 Summer Street to inspect the water meter. If the submeter is found not to register accurately within a limit of variation prescribed by the Authority for that type of meter, 460 Summer Street is obligated to reimburse you the ten dollar ($10.00) fee you paid to the Authority and to replace the submeter at no cost to you, and may not use the submeter again until the problem causing the deviation is corrected and use of that submeter is approved by the Authority. If directed by the Authority, 460 Summer Street management will follow the procedures outlined above to inspect and test the submeter and, if the submeter is found not to be accurately measuring water usage, will work with you to adjust your bill.

If you would like more information regarding the test or inspection procedure or maintenance requirements for the submeter, please contact 460 Summer Street management.

OTHER INFORMATION REGARDING WATER BILLING

You will be billed directly by Minol on a monthly basis. The bill will state both the payment due date and the mailing date. Please promptly remit payment directly to 460 Summer Street property management in accordance with your lease. Your payment will be considered overdue and your account identified as delinquent if payment is not received within 33 calendar days after the mailing date. You will be assessed a late payment charge of $5.00 if your payment is not received within 33 calendar days after the mailing date. Please contact 460 Summer Street property management if you have further questions in regards to your payment options or other terms of payment.

There is no separate water service security deposit, but in accordance with the terms of your lease, unpaid balances and other amounts due related to water service for which you have been charged may be deducted from the security deposit you are required to pay.

460 Summer Street management will maintain all data in regards to the payment status of your account. 460 Summer Street management will contact you to discuss your account if your account is identified as delinquent. Collection of past due amounts on delinquent accounts will be the responsibility of 460 Summer Street management and will be performed in accordance with the terms of your lease and the requirements of State and Federal law.

460 Summer Street management will notify Minol as to the day that you move in to your apartment home and the day that you move out. Minol will read your submeter on that date to assure that you will only be billed for consumption during the period in which you were residing in your apartment home.

If you receive a bill that is incorrect due to meter or billing errors, the bill will be adjusted in accordance with the requirements of Section 16-11-71 of the Regulations, which states as follows:

> (1) Whenever a meter in service is tested and found to have over-registered more than two per cent, the utility shall adjust the customer's bill for the excess amount paid as determined below.
>
> > (A) If the time at which the error first developed or occurred can be definitely determined, the amount of overcharge shall be based thereon.
> >
> > (B) If the time at which the error first developed or occurred cannot be definitely determined, it shall be assumed that the over-registration existed for a period equal to one-half of the time since the meter was last tested. If more than one customer received service through the fast meter during the period for which the refund is due, a refund shall be paid to the present customer only for the time during which he received service through the meter.
>
> (2) Whenever a meter in service is found not to register, the utility may render an estimated bill. The utility shall estimate the charge for the water used by averaging the amount registered over a similar period preceding or subsequent to the period of non-registration or for a corresponding period in previous years, adjusting for any changes in the customer's usage. When it is found that the error in a meter is due to some cause, the date of which can be fixed, the overcharge or the undercharge shall be computed back to but not beyond such date.
>
> (3) Billing adjustments due to fast meters shall be calculated on the basis that the meter should be one hundred per cent accurate. For the purpose of billing adjustment, the meter error shall be one-half of the algebraic sum of the error at maximum test flow plus the error at intermediate test flow.
>
> (4) When a customer has been overcharged as a result of incorrect reading of the meter, incorrect calculation of the bill, incorrect connection of the meter or other similar reasons, the amount of the overcharge shall be adjusted, refunded or credited to the customer.
>
> (5) When a customer has been undercharged as a result of incorrect reading of the meter, incorrect calculation of the bill, incorrect connection of the meter or other similar reasons, the amount of the undercharge may be billed to the customer.

If you believe you have received a bill for water service that is in error, please contact Minol. If you are not satisfied with Minol's response, please contact 460 Summer Street management.

SUBMETERING AND CONSERVATION

At 460 Summer Street, we are dedicated to an environmentally friendly philosophy. 460 Summer Street has installed a water submetering system in your apartment home as a means of promoting conservation by enabling you to make decisions about your own water consumption. Other measures we have undertaken to promote water conservation include the use of low-flow toilets, faucets and showers. We would like to offer these timely tips to help you conserve water in your home. Following these suggestions will not only reduce your water bill, but also preserve our environment.

- Keep drinking water in your refrigerator so you don't have to run the faucet to get a cold drink.

- Check for leaks in your toilet. Add a few drops of food coloring to the tank. Wait 15 minutes. If any of the food coloring is in the bowl, then you have a leak. Please report the leak to the office.

- To save water while showering: take shorter showers, turn water down, and have a low flow showerhead installed (if not already present).

- A bathtub that is one-third full uses 15 gallons of water, a bathtub that is half full uses 20 gallons of water, and a bathtub that is two-thirds full uses 28 gallons of water. Be conscious of your water usage.

- Brushing your teeth with the water running for one minute can use 4 gallons (if no water saving device is installed). Save gallons by turning water on only for a short rinse. Savings can also be realized if water is not left running while shaving or washing hands. Fill the basin with water instead of letting it run unnecessarily.

- Make sure all faucets are shut off properly. One drop per second wastes one gallon per day. A slow drip wastes 170 gallons per day. A pipe with 1/16 inch diameter hole wastes 800 gallons per day. If you have a leak, please report it to the office.

- A dishwasher uses 10-16 gallons per load. More water is frequently used rinsing the dishes to go in to the dishwasher. If possible, scrape dishes well without rinsing before inserting into the machine. The most economical way of doing dishes is by hand; have one basin or container with soapy water for washing and another basin or container with clear water for rinsing.

- Depending on the model and load settings, washing machines use an average of 44 gallons per load. The permanent press cycle uses the most water because of the extra rinse and cool down cycle. Save water by doing full loads or by making sure the water level is right for the amount/size of the load.

Thank you for doing your best to help conserve this precious resource!

EXHIBIT C-3a

SUBMETERING INFORMATION FOR RESIDENTS OF 460 SUMMER STREET

Aquarion Water Company of Connecticut ("Aquarion") is the water company that provides water service to 460 Summer Street Apartments. Aquarion bills 460 Summer Street for all water service provided to the property, including the water used by residents of each apartment home and water used for common purposes, such as watering the lawn or maintaining the pool.

Water service provided to 460 Summer Street Apartments is subject to regulation by Connecticut's Public Utilities Regulatory Authority (the "Authority"). Pursuant to Section 16-11-55 of the Authority's Regulations, the Authority has determined that Aquarion is not required to individually meter water service for each apartment home at 460 Summer Street and has given 460 Summer Street, LLC approval to install and operate a water submetering system at 460 Summer Street. That means that 460 Summer Street may install a separate water meter (a "submeter") for each apartment home at 460 Summer Street to measure the amount of water used by the residents of that apartment home.

To encourage conservation and assure that each resident pays only for the water that he or she has actually consumed, 460 Summer Street has installed a submetering system at 460 Summer Street Apartments.

460 Summer Street has made arrangements with Minol, Inc. ("Minol") to read each submeter and generate a monthly bill for water usage in each apartment home at 460 Summer Street. The amount of your bill for water usage generated by Minol is calculated by multiplying the number of gallons of water used by your apartment home in that month by the cost per gallon for water charged by Aquarion to 460 Summer Street. 460 Summer Street and Minol have not marked up your charge for water and are not making a profit on the water charge in your bill from Minol. 460 Summer Street and Minol are simply passing the cost on to you as the consumer of the water. The Authority has authorized Minol to charge $5.00/month for providing submetering service. The Authority requires that some or all of the following information be provided to residents of submetered apartments.

WHO DO I CONTACT REGARDING WATER SERVICE ISSUES

Report any ***leaks or loss of service*** immediately to 460 Summer Street management at **(###) ###-####**, at any time of the day or night on any day of the year. You may also report leaks or loss of service to the office during normal business hours as posted.

If you have any questions concerning ***water volume, taste, odor or other water quality issues,*** please first contact 460 Summer Street management at **(###) ###-####**, and 460 Summer Street management shall contact the local water company that services and bills 460 Summer Street management, Aquarion, on your behalf. If you are unable to contact 460 Summer Street management in an emergency, or if you are dissatisfied with 460 Summer Street management's response to the issue, you may call the local water utility, Aquarion, at **203-445-7310 or 800-732-9678**. Under certain circumstances, Aquarion may bill the landlord, and the landlord shall be responsible for a service call charge for responding to a call from a tenant.

If you are not satisfied with 460 Summer Street management's response or Aquarion's response to any concern or complaint that you have regarding water volume, taste, odor or other water quality issues, please contact the Department of Public Health, Water Supply (the "DPH"), 410 Capitol Avenue, Hartford, CT 06134, 860-509-7333. The DPH, rather than the Authority, regulates these aspects of the provision of water service.

If you have any ***questions regarding your bill, the submetering process or testing of the submeters***, please contact Minol at 1-888-636-0493, Monday through Friday, 7 a.m. to 7 p.m. Central Time. You may also obtain account information via the Minol website at www.minolusa.com. For your reference, this information will be included on your monthly statement as well. If you do not have access to a computer, you can utilize the computers in the leasing office during normal business hours to access that website free of charge.

If you are not satisfied with the response from Minol, please contact 460 Summer Street management. If 460 Summer Street management is unable to resolve your concern to your satisfaction, please contact 460 Summer Street' Contact Person for customer inquiries and complaints:

Name:
Job Title:
Address:

Telephone:

Minol and 460 Summer Street management will respond promptly to your concerns.

The Authority regulates 460 Summer Street' right to submeter. You may report any complaints or concerns that you have regarding submetering directly to the Authority at any time by contacting the Authority at Ten Franklin Square, New Britain, CT 06051,

consumer assistance telephone number 1-800-382-4586; TDD 860-827-2837; facsimile 860-827-2613; website: www.ct.gov/pura. You may file a complaint with the Authority if you do not receive a satisfactory resolution of any concern you have regarding submetering from Minol, or 460 Summer Street management. Although you are free to contact the Authority at any time, 460 Summer Street and Minol request that you allow us an opportunity to resolve your concern or complaint.

HOW DOES THE SUBMETERING SERVICE WORK

The $/gallon charge that you pay for water will be stated on your monthly bill. Aquarion, rather than 460 Summer Street or Minol sets the rate you are charged for water. If you would like information regarding the rate or rate classification applied by Aquarion to 460 Summer Street, please contact 460 Summer Street management.

Your monthly bill from Minol will state the submeter readings at the beginning and end of the billing cycle, the dates on which those readings were obtained, the number of gallons consumed in that billing cycle, the $/gallon charge, the gross or net amount of the bill for that month, the date on which the bill was mailed, the date by which payment must be made, the address at which payment can be made, and the telephone number and hours of operation of Minol's Customer Service Center.

The submeter system is computerized. On a daily basis, the amount of water used in your apartment home for that day will be automatically collected by an on-site data collection device. Minol will remotely read your unit's submeter on a daily basis by retrieving the stored data from the on-site data collection device through a telephone modem to an off-site computer system at the Minol headquarters. Minol will import and process the data, generate a monthly bill for your apartment home and mail you that bill. The water data is stored for 90 days on the on-site data collection system, and Minol stores this water data for five (5) years. The back-up system is on Minol's server in Addison, TX.

Aquarion charges 460 Summer Street on a $/CCF basis. However, Minol will charge you on a $/gallon basis because the submeters will measure in gallons.

The submeter is located in the water heater closet of your unit. You may access the water heater closet and examine the submeter in order to read and/or monitor water consumption. 460 Summer Street management does not read your submeter or otherwise monitor your water consumption, but can request a reading from Minol.

If there is a technical problem obtaining a read through the remote reading equipment, you will receive an estimated bill. Where such data is available, the estimated bill will be based on the average gallon/month usage of the most recent three monthly bills sent to you. Where such data is not available, the estimated bill will be based on a 2,100 gallon/month usage. The bill will be clearly identified as an "estimated bill."

If the monthly data used by Minol to generate the monthly bill reveals an abnormally high consumption level in that month, Minol will send you a notice alerting you to the

fact that an abnormally high consumption level was recorded for your apartment home in that month. At the same time, Minol will notify 460 Summer Street management that your apartment home was identified as having an abnormally high consumption in that month. 460 Summer Street management will investigate reports of abnormally high consumption to determine whether there is a leak or some other problem that requires repair. That investigation may involve contacting you by telephone and/or making a physical inspection of the plumbing in your apartment home. Entry into your apartment home for this purpose will be in accordance with the provisions of your lease.

460 Summer Street management will generate a work order for each report of an abnormally high consumption. A copy of that work order, which describes the report received from Minol and the action taken by 460 Summer Street management in response, will be maintained by 460 Summer Street management for three years and is available for inspection by you and by the Authority. You will receive a copy of the work order. If the abnormally high consumption is caused by a leak or other problem that requires a repair, you will receive a copy of the work order which will describe the repair that was made. If the investigation reveals a problem resulting from damage you caused to the submeter or equipment, you may be billed for the cost of repairing or replacing the equipment.

HOW IS THE SUBMETER MAINTAINED AND TESTED?

460 Summer Street management and Minol will work together to maintain and test the submeter as required by the manufacturer. Entry into your apartment home to complete these procedures will be performed in accordance with the provisions of your lease.

Section 16-11-89 of the Authority's Regulations defines your right to request a test of the submeter and our obligations in response to such a request. (1) If you want your submeter tested, you must make a written request for the test to 460 Summer Street management. If the submeter has not been tested within the twelve month period prior to your request and if you agree to abide by the results of any such test as the basis for adjustment of any disputed charges, we must perform the test at no charge to you. Otherwise, you can be charged for the test. (2) Within one week of receiving your written request for a test, 460 Summer Street management will notify you in writing that you or your authorized representative has the right to be present at the test. If you or your authorized representative wish to be present at the test, you must contact 460 Summer Street management within ten days of the written notification to arrange to be present at the test. Upon receipt of such notification from you, 460 Summer Street management shall schedule a meter test, at a time which is convenient to both the customer, or his or her authorized representative, and the testing company, as soon as possible. (3) You will receive a written report of the results of the test.

The test will be performed at your apartment home using a Master Meter, Inc. Small Portable Test Meter, or an equivalent test kit. If the test shows that the submeter is not accurately measuring water usage, 460 Summer Street will replace the submeter and 460 Summer Street management will work with you to adjust your water bill. If the test

shows that the submeter is accurately measuring water usage, and you disagree with the accuracy of the test, 460 Summer Street will replace the submeter and send the submeter to a testing facility for a retest. Upon receipt of a written report from the test facility of the test of the submeter, 460 Summer Street management will contact you. If the results of the retest show that the submeter was not accurately measuring water usage, 460 Summer Street management will work with you to adjust your bill.

Additionally, Section 16-259 of the Connecticut General Statutes provides that upon your request to the Authority, and your payment of a ten dollar ($10.00) fee to the Authority, the Authority may direct 460 Summer Street to inspect the water meter. If the submeter is found not to register accurately within a limit of variation prescribed by the Authority for that type of meter, 460 Summer Street is obligated to reimburse you the ten dollar ($10.00) fee you paid to the Authority and to replace the submeter at no cost to you, and may not use the submeter again until the problem causing the deviation is corrected and use of that submeter is approved by the Authority. If directed by the Authority, 460 Summer Street management will follow the procedures outlined above to inspect and test the submeter and, if the submeter is found not to be accurately measuring water usage, will work with you to adjust your bill.

If you would like more information regarding the test or inspection procedure or maintenance requirements for the submeter, please contact 460 Summer Street management.

OTHER INFORMATION REGARDING WATER BILLING

You will be billed directly by Minol on a monthly basis. The bill will state both the payment due date and the mailing date. Please promptly remit payment directly to 460 Summer Street property management in accordance with your lease. Your payment will be considered overdue and your account identified as delinquent if payment is not received within 33 calendar days after the mailing date. You will be assessed a late payment charge of $5.00 if your payment is not received within 33 calendar days after the mailing date. Please contact 460 Summer Street property management if you have further questions in regards to your payment options or other terms of payment.

There is no separate water service security deposit, but in accordance with the terms of your lease, unpaid balances and other amounts due related to water service for which you have been charged may be deducted from the security deposit you are required to pay.

460 Summer Street management will maintain all data in regards to the payment status of your account. 460 Summer Street management will contact you to discuss your account if your account is identified as delinquent. Collection of past due amounts on delinquent accounts will be the responsibility of 460 Summer Street management and will be performed in accordance with the terms of your lease and the requirements of State and Federal law.

460 Summer Street management will notify Minol as to the day that you move in to your apartment home and the day that you move out. Minol will read your submeter on that date to assure that you will only be billed for consumption during the period in which you were residing in your apartment home.

If you receive a bill that is incorrect due to meter or billing errors, the bill will be adjusted in accordance with the requirements of Section 16-11-71 of the Regulations, which states as follows:

> (1) Whenever a meter in service is tested and found to have over-registered more than two per cent, the utility shall adjust the customer's bill for the excess amount paid as determined below.
>
> > (A) If the time at which the error first developed or occurred can be definitely determined, the amount of overcharge shall be based thereon.
> >
> > (B) If the time at which the error first developed or occurred cannot be definitely determined, it shall be assumed that the over-registration existed for a period equal to one-half of the time since the meter was last tested. If more than one customer received service through the fast meter during the period for which the refund is due, a refund shall be paid to the present customer only for the time during which he received service through the meter.
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> (2) Whenever a meter in service is found not to register, the utility may render an estimated bill. The utility shall estimate the charge for the water used by averaging the amount registered over a similar period preceding or subsequent to the period of non-registration or for a corresponding period in previous years, adjusting for any changes in the customer's usage. When it is found that the error in a meter is due to some cause, the date of which can be fixed, the overcharge or the undercharge shall be computed back to but not beyond such date.
>
> (3) Billing adjustments due to fast meters shall be calculated on the basis that the meter should be one hundred per cent accurate. For the purpose of billing adjustment, the meter error shall be one-half of the algebraic sum of the error at maximum test flow plus the error at intermediate test flow.
>
> (4) When a customer has been overcharged as a result of incorrect reading of the meter, incorrect calculation of the bill, incorrect connection of the meter or other similar reasons, the amount of the overcharge shall be adjusted, refunded or credited to the customer.
>
> (5) When a customer has been undercharged as a result of incorrect reading of the meter, incorrect calculation of the bill, incorrect connection of the meter or other similar reasons, the amount of the undercharge may be billed to the customer.

If you believe you have received a bill for water service that is in error, please contact Minol. If you are not satisfied with Minol's response, please contact 460 Summer Street management.

SUBMETERING AND CONSERVATION

At 460 Summer Street, we are dedicated to an environmentally friendly philosophy. 460 Summer Street has installed a water submetering system in your apartment home as a means of promoting conservation by enabling you to make decisions about your own water consumption. Other measures we have undertaken to promote water conservation include the use of low-flow toilets, faucets and showers. We would like to offer these timely tips to help you conserve water in your home. Following these suggestions will not only reduce your water bill, but also preserve our environment.

- Keep drinking water in your refrigerator so you don't have to run the faucet to get a cold drink.

- Check for leaks in your toilet. Add a few drops of food coloring to the tank. Wait 15 minutes. If any of the food coloring is in the bowl, then you have a leak. Please report the leak to the office.

- To save water while showering: take shorter showers, turn water down, and have a low flow showerhead installed (if not already present).

- A bathtub that is one-third full uses 15 gallons of water, a bathtub that is half full uses 20 gallons of water, and a bathtub that is two-thirds full uses 28 gallons of water. Be conscious of your water usage.

- Brushing your teeth with the water running for one minute can use 4 gallons (if no water saving device is installed). Save gallons by turning water on only for a short rinse. Savings can also be realized if water is not left running while shaving or washing hands. Fill the basin with water instead of letting it run unnecessarily.

- Make sure all faucets are shut off properly. One drop per second wastes one gallon per day. A slow drip wastes 170 gallons per day. A pipe with 1/16 inch diameter hole wastes 800 gallons per day. If you have a leak, please report it to the office.

- A dishwasher uses 10-16 gallons per load. More water is frequently used rinsing the dishes to go in to the dishwasher. If possible, scrape dishes well without rinsing before inserting into the machine. The most economical way of doing dishes is by hand; have one basin or container with soapy water for washing and another basin or container with clear water for rinsing.

- Depending on the model and load settings, washing machines use an average of 44 gallons per load. The permanent press cycle uses the most water because of the extra rinse and cool down cycle. Save water by doing full loads or by making sure the water level is right for the amount/size of the load.

Thank you for doing your best to help conserve this precious resource!

PROCEDURES REGARDING SUBMETER TESTING

(Excerpt from Minol's Connecticut Submetering Compliance Manual.)

1. In accordance with Section 16-11-89 of the Authority's Regulations, the following procedures will apply to requests for submeter testing.

1.1. Requests for a test of the submeter should be in writing and referred to 460 Summer Street Apartments ("460 Summer Street") local property management. Within one (1) week of receiving the written request for a test, 460 Summer Street management shall notify resident in writing that the resident or an authorized representative has the right to be present at the test. Resident must respond within ten (10) days to arrange to be present at the test.

1.2. Upon receipt of such notification, 460 Summer Street management shall contact the Minol Client Relations Manager ("CRM") to arrange for a technician to visit the property to conduct a meter test at a time that is convenient to both the resident, his or her authorized representative, and the technician, as soon as possible.

1.3. Resident will not be charged for a test if submeter has not been tested within the twelve-month period prior to the request and if the resident agrees to abide by the results of the test as the basis for adjustment of any disputed charges. Otherwise, resident may be charged for the test.

1.4. The field calibration test will be performed by the technician at the apartment home using a Master Meter, Inc. Small Portable Test Meter, or equivalent test kit.

1.5. If that test shows that the submeter is not accurately measuring water usage, the technician will replace the submeter and 460 Summer Street shall work with the resident to adjust the water bill.

1.6. If that test shows that the submeter is accurately measuring water usage, and the resident disagrees with the accuracy of the test, then at the direction of the 460 Summer Street manager the technician will replace the submeter and send the original submeter to the following testing facility for a bench test:

ZENNER PERFORMANCE
15280 Addison Rd. Suite 340
Addison, TX 75001
phone (972) 386-6611
fax (972) 386-1814

460 Summer Street will be responsible for all associated costs.

1.7. Upon completion of the bench test, the report of the test results will be sent to Minol's CRM who will promptly forward it to the 460 Summer Street manager who shall contact the resident accordingly. If the results show that the submeter was not accurately measuring water usage, 460 Summer Street management will work with the resident to adjust the bill.

2. A written report of the results of each test shall be provided to the resident by 460 Summer Street management.

3. 460 Summer Street shall keep a record of all communications regarding a request for a test of the submeter, including but not limited to the results of the testing, for a period of at least three (3) years from the date of the report.

4. Additionally, Section 16-259 of the General Statutes provides that upon request by a tenant to the Authority, and payment by the resident of a ten dollar ($10.00) fee to the Authority, the Authority may direct 460 Summer Street to inspect the water meter.

    4.1. If the Authority directs 460 Summer Street management to inspect the water meter, 460 Summer Street management shall follow the same procedures outlined above, with the exception that a written report of the results shall be provided to both the resident and the Authority by 460 Summer Street management.
    4.2. If the meter is found not to register accurately within a limit of variation prescribed by the Authority for that type of meter, 460 Summer Street is obligated to reimburse the resident the ten dollar ($10.00) fee paid to the Authority and to replace the submeter at no cost to the resident. Additionally, the submeter may not be used again until the problem causing the deviation is corrected and use of that submeter is approved by the Authority.

Exhibit C-6b(3)

HOW IS THE SUBMETER MAINTAINED AND TESTED?

(Excerpt from Submetering Information for Residents of
460 Summer Street Apartments ("460 Summer Street"))

460 Summer Street management and Minol will work together to maintain and test the submeter as required by the manufacturer. Entry into your apartment home to complete these procedures will be performed in accordance with the provisions of your lease.

Section 16-11-89 of the Authority's Regulations defines your right to request a test of the submeter and our obligations in response to such a request. (1) If you want your submeter tested, you must make a written request for the test to 460 Summer Street management. If the submeter has not been tested within the twelve month period prior to your request and if you agree to abide by the results of any such test as the basis for adjustment of any disputed charges, we must perform the test at no charge to you. Otherwise, you can be charged for the test. (2) Within one week of receiving your written request for a test, 460 Summer Street management will notify you in writing that you or your authorized representative has the right to be present at the test. If you or your authorized representative wish to be present at the test, you must contact 460 Summer Street management within ten days of the written notification to arrange to be present at the test. Upon receipt of such notification from you, 460 Summer Street management shall schedule a meter test, at a time which is convenient to both the customer, or his or her authorized representative, and the testing company, as soon as possible. (3) You will receive a written report of the results of the test.

The test will be performed at your apartment home using a Master Meter, Inc. Small Portable Test Meter, or an equivalent test kit. If the test shows that the submeter is not accurately measuring water usage, 460 Summer Street will replace the submeter and 460 Summer Street management will work with you to adjust your water bill. If the test shows that the submeter is accurately measuring water usage, and you disagree with the accuracy of the test, 460 Summer Street will replace the submeter and send the submeter to a testing facility for a retest. Upon receipt of a written report from the test facility of the test of the submeter, 460 Summer Street management will contact you. If the results of the retest show that the submeter was not accurately measuring water usage, 460 Summer Street management will work with you to adjust your bill.

Additionally, Section 16-259 of the Connecticut General Statutes provides that upon your request to the Authority, and your payment of a ten dollar ($10.00) fee to the Authority, the Authority may direct 460 Summer Street to inspect the water meter. If the submeter is found not to register accurately within a limit of variation prescribed by the Authority for that type of meter, 460 Summer Street is obligated to reimburse you the ten dollar ($10.00) fee you paid to the Authority and to replace the submeter at no cost to you, and may not use the submeter again until the problem causing the deviation is corrected and use of that submeter is approved by the Authority. If directed by the Authority, 460 Summer Street management will follow the procedures outlined above to inspect and test the submeter and, if the submeter is found not to be accurately measuring water usage, will work with you to adjust your bill.

If you would like more information regarding the test or inspection procedure or maintenance requirements for the submeter, please contact 460 Summer Street management.

EXHIBIT D-1

460 SUMMER STREET, LLC

CONNECTICUT SUBMETERING COMPLIANCE MANUAL

GENERAL REQUIREMENTS

1. In Connecticut, the Authority of Public Utility Regulatory Authority (the "Authority") regulates water service to certain communities, specifically 460 Summer Street Apartments, and has authorized 460 Summer Street LLC ("460 Summer Street") to install and operate a water submetering system at 460 Summer Street. This manual defines additional specific procedures which management will need to follow to ensure compliance with the Authority's requirements for submetering services for this property. 460 Summer Street management will promptly advise Minol of changes in the Authority's requirements for submetering in writing, and this manual will be updated as necessary.

2. Upon execution of the lease and/or as part of the move-in package provided to residents, 460 Summer Street shall provide each resident with the attached "Resident Welcome Packet" which includes all resident notice information required by the Authority. Please review and familiarize yourself with the packet and information to ensure adequate preparation in responding to resident inquiries.

3. 460 Summer Street management will periodically review the resident service procedures and operations to assure they are in compliance with the requirements of the Authority's submetering regulations. 460 Summer Street management will undertake that review by staying familiar with all information documents provided as well as contacting Minol's Client Relations Manager ("CRM").

4. 460 Summer Street is required to provide the Authority with 10 days' notice prior to changing any form or procedure, and such change(s) shall not be made prior to receiving written notification of Authority approval that the change(s) can be made.

5. Upon request from 460 Summer Street management, Minol's CRM will promptly provide management with a report of the fines paid by Minol (if any) in the preceding twelve month period with respect to any violations of all state or federal submetering or consumer protection regulatory requirements.

6. 460 Summer Street management must provide written approval of the pre-bill to authorize Minol to bill residents on a monthly basis.

RECORD KEEPING REQUIREMENTS

1. The Authority's Regulations require that records of resident complaints concerning submetering be maintained for three (3) years after the date on which the complaint was resolved. The Authority may review submetering complaint records and billing records for 460 Summer Street.

1.1. 460 Summer Street management shall maintain records of all complaints directed to management on a complaint log which shall include the following information: resident's name, resident's address, the date the complaint was made, the nature or details of the complaint, the steps taken to resolve the complaint (including any adjustments or work orders made if applicable) and the date of resolution of the complaint. A sample complaint log including all required information has been attached for reference. Such records shall be maintained for three years after the date the complaint is resolved.

1.2. The Minol CRM shall maintain records of all complaints directed to Minol on a complaint log which shall include the same information: resident's name, resident's address, date complaint was made, nature/details of complaint, steps taken to resolve complaint (including any adjustments or work orders made if applicable), and the date of resolution of the complaint. Such records shall be maintained for three years after the date the complaint is resolved.

1.3. The Authority's review of these complaint records shall be coordinated by 460 Summer Street management. If Minol receives a request from the Authority to review these complaint records, the CRM shall notify 460 Summer Street management and 460 Summer Street shall coordinate arrangements for the Authority's review.

2. 460 Summer Street shall maintain a copy of each water bill received from Aquarion for a six-year period from the date of receipt.

3. 460 Summer Street shall maintain records showing for each unit at 460 Summer Street each month the amount of water consumed by the residents of that unit and the amount of the bill for that consumption. Minol shall generate this information each month and such information will be available to 460 Summer Street for review online. 460 Summer Street shall maintain these records for six (6) years from the date the corresponding Aquarion bill is received. Note: Minol maintains twelve (12) months of PDF billing documents of actual invoices and seven (7) years of billing data that can be pulled into a report format.

4. Any requests from the Authority to review these billing records shall be coordinated by 460 Summer Street management.

RESIDENT INQUIRIES REGARDING WATER SERVICE ISSUES

1. Resident contacts to Minol's Customer Service Center ("CSC") concerning leaks or other physical malfunctions will be referred immediately to 460 Summer Street management during regular business hours as well as outside of regular business hours.

1.1. If a Resident reports a leak or other loss of service, a work order is to be generated by 460 Summer Street, and the report is to be promptly assigned to

maintenance staff for resolution. The work order must state the date that the report was received, name and address of resident making the report, and the nature of the problem.

1.2. The maintenance staff will record the investigation undertaken and the results of that investigation on the work order processing system.

1.3. Upon completion of the investigation or repair, the maintenance staff will record the results on the work order, leave a copy of the work order with the resident and provide a copy to 460 Summer Street management. 460 Summer Street shall maintain record of the work order and resolution for at least three years from that date.

2. Resident inquiries to Minol's CSC concerning water volume, taste, odor, or other water quality issues are to be referred to 460 Summer Street management. 460 Summer Street management shall contact the water provider, Aquarion, on the resident's behalf.

2.1. If a resident has concerns over water quality issues, advise the resident that you will first contact Aquarion on their behalf to address such problem, and that you will relay the outcome to them. Please contact **Aquarion at 203-445-7310 or 800-732-9678** to directly address any problems with water volume, taste, odor or other quality control issues. Advise Residents that if they are unable to contact you in an emergency, or if they are dissatisfied with your response to a problem, they may call Aquarion directly. Under certain circumstances, Aquarion may bill the property, and the property shall be responsible for a service call charge for responding to a call from a Resident.

2.2. Advise the Resident that at any time the Resident is free to present his/her concern regarding water volume, taste, odor or other quality control issues directly to the Department of Public Health, Water Supply ("DPH") at 410 Capitol Avenue, Hartford, CT 06134, 860-509-7333. The DPH, rather than the Authority, regulates issues concerning water volume, taste, odor and other quality control issues.

2.3. Advise the Resident that if they are not satisfied with your response and/or the response of **Aquarion**, they should contact the DPH and advise 460 Summer Street management. 460 Summer Street management should advise Minol.

SUBMETER TESTING, INSPECTION, AND MAINTENANCE

1. In accordance with Section 16-11-89 of the Authority's Regulations, the following procedures will apply to requests for submeter testing.

1.1. Requests for a test of the submeter should be in writing and referred to 460 Summer Street local property management. Within one (1) week of receiving the written request for a test, 460 Summer Street management shall notify resident in writing that the resident or an authorized representative has the right to be present at the test. The resident must respond within ten (10) days to arrange to be present at the test.

1.2. Upon receipt of such notification, 460 Summer Street management shall contact the Minol Client Relations Manager ("CRM") to arrange for a technician to visit the property to conduct a meter test at a time that is convenient to both the resident, his or her authorized representative, and the technician, as soon as possible.

1.3. Resident will not be charged for a test if submeter has not been tested within the twelve month period prior to the request and if the resident agrees to abide by the results of the test as the basis for adjustment of any disputed charges. Otherwise, the resident may be charged for the test.

1.4. The field calibration test will be performed by the technician at the apartment home using a Master Meter, Inc. Small Portable Test Meter, or equivalent test kit.

1.5. If that test shows that the submeter is not accurately measuring water usage, the technician will replace the submeter and 460 Summer Street shall work with the resident to adjust the water bill.

1.6. If that test shows that the submeter is accurately measuring water usage, and the resident disagrees with the accuracy of the test, then at the direction of the 460 Summer Street manager the technician will replace the submeter and send the original submeter to the following testing facility for a bench test:

ZENNER PERFORMANCE
15280 Addison Rd. Suite 340
Addison, TX 75001
phone (972) 386-6611
fax (972) 386-1814

460 Summer Street will be responsible for all associated costs.

1.7. Upon completion of the bench test, the report of the test results will be sent to Minol's CRM who will promptly forward it to the 460 Summer Street manager who shall contact the resident accordingly. If the results show that the submeter was not accurately measuring water usage, 460 Summer Street management will work with the resident to adjust the bill.

2. A written report of the results of each test shall be provided to the resident by 460 Summer Street management.

3. 460 Summer Street shall keep a record of all communications regarding a request for a test of the submeter, including but not limited to the results of the testing, for a period of at least three (3) years from the date of the report.

4. Additionally, Section 16-259 of the General Statutes provides that upon request by a tenant to the Authority, and payment by the resident of a ten-dollar ($10.00) fee to the Authority, the Authority may direct 460 Summer Street to inspect the water meter.

    4.1. If the Authority directs 460 Summer Street management to inspect the water meter, 460 Summer Street management shall follow the same procedures outlined above, with the exception that a written report of the results shall be provided to both the resident and the Authority by 460 Summer Street management.

    4.2. If the meter is found not to register accurately within a limit of variation prescribed by the Authority for that type of meter, 460 Summer Street is obligated to reimburse the resident the ten-dollar ($10.00) fee paid to the Authority and to replace the submeter at no cost to the resident. Additionally, the submeter may not be used again until the problem causing the deviation is corrected and use of that submeter is approved by the Authority.

5. 460 Summer Street management and Minol will work together to perform submeter maintenance as required by the manufacturer's specifications. When submeter maintenance is performed, 460 Summer Street management shall provide notice to the resident utilizing the forms given.

6. 460 Summer Street management shall be responsible for assuring the submeters are maintained in accordance with manufacturer specifications.

7. 460 Summer Street management shall permanently keep all records concerning submeter maintenance.

RESIDENT REQUESTS FOR METER READS OR METER EXAMINATION

1. 460 Summer Street management is not responsible for and does not read the submeter or otherwise monitor water consumption in an apartment home.

    1.1. The submeter system is computerized. On a daily basis, the amount of water used in each apartment home for that day will be automatically collected by an on-site data collection device. Minol will remotely read each unit's submeter on a daily basis by retrieving the stored data from the on-site data collection device through a telephone modem to an off-site computer system

at the Minol headquarters. Minol will import and process the data and generate and mail a bill to each apartment home. The water data is stored for 90 days on the on-site data collection system, and Minol stores this water data for five (5) years. The back-up system is on Minol's server in Addison, TX.

1.2. If there is a technical problem obtaining a read through the remote reading equipment, Minol will generate an estimated bill. Where such data is available, the estimated bill will be based on the average gallon/month usage of the most recent three-monthly bills sent to the Resident. Where such data is not available, the estimated bill will be based on a 2,100 gallon/month usage. The bill will be clearly identified as an "estimated bill."

2. If a Resident asks 460 Summer Street management for a read of the submeter, 460 Summer Street management should contact Minol by the end of the next business day, request a reading from Minol and promptly convey that reading to the Resident.

3. If a resident asks to examine his/her submeter, 460 Summer Street management should explain that the resident may access the submeter by accessing the water heater closet. 460 Summer Street management should arrange a time and date for examination if the resident needs assistance with accessing the submeter. If a resident asks to have his/her submeter tested or inspected, implement the procedure set forth in the Section labeled "Submeter Testing and Inspection."

RESIDENT INQUIRY AND COMPLAINT HANDLING PROCEDURES

1. Advise the Resident that at any time they are free to present their concerns regarding their bill or the submetering process generally directly to the Authority at Ten Franklin Square, New Britain CT 06051, consumer assistance telephone number 1-800-382-4586; TDD 860-827-2837; facsimile 860-827-2613; website: www.state.ct.us/dpuc; but **ask the Resident for an opportunity to work with them to resolve the problem.**

2. Direct the Resident first to Minol, at 1-888-636-0493, Monday through Friday, 7 a.m. to 7 p.m. Central Time.

3. Advise the Resident that if they are not satisfied with the response of Minol, they should contact 460 Summer Street management again.

3.1. If a Resident contacts you and reports that he/she is not satisfied with the response of Minol, you should do the following:

3.1.1. **Ask the Resident for an opportunity to work with them to resolve the problem.**

3.1.2. Advise the Resident that if they are not satisfied with your attempts to resolve the issue, that they can contact your superior.

3.1.3. Conduct an initial investigation of the complaint by the end of the next business day after being contacted.

3.1.4. Take whatever steps you deem necessary to address the issue promptly. If you need additional assistance or guidance to resolve the issue, contact your superior.

3.1.5. Keep in contact with the Resident to assure that the Resident is aware of what you are doing to resolve the issue.

ABNORMAL USAGE REPORT

1. At the same time that it generates the monthly bill, Minol will generate a report of water consumption for each apartment home for that month which will be available to 460 Summer Street management for review online. If you have any questions about how to interpret the information, contact Minol.

2. Minol will notify 460 Summer Street management if water consumption for any residential accounts in a given month reflect abnormally high usage based on the resident's actual historical usage. If no prior usage history exists, the threshold used to determine abnormally high consumption shall be consumption that is 30% greater than the national daily household average.

3. 460 Summer Street management should promptly review the abnormal consumption report. Since abnormally high consumption *may* indicate a leak or a mechanical problem with the submeter, 460 Summer Street management should investigate all abnormally high consumption situations to determine if a repair is required.

4. If the abnormally high consumption is caused by a leak or other problem that requires a repair, 460 Summer Street management should provide the Resident with the work order for that repair.

PAYMENT DUE DATE, LATE FEES, COLLECTION PROCESS, TERMINATION OF SERVICE, ADJUSTMENT OF WATER BILLS

1. Minol will directly bill the Resident on a monthly basis.

2. The bill will state both the payment due date and the mailing date. A payment is considered overdue and the account will be identified as delinquent if payment is not received by the payment due date which, by regulation, must be no less than 33 calendar days after the mailing date.

3. A Resident may be assessed a late payment charge of $5.00 if payment is not received by the payment due date.

4. 460 Summer Street management will access the Minol website for data regarding account payment status on a regular basis to identify all accounts that are delinquent. 460 Summer Street management will be responsible for initiating procedures to collect delinquent amounts.

5. Under no circumstances will water service be terminated due to non-payment and under no circumstances is 460 Summer Street management to make any statement to that effect to any Resident.

6. Collection of past due amounts on delinquent accounts will be the responsibility of 460 Summer Street management.

    6.1. Collection efforts will include sending a letter to the resident if payment has not been received by the 35th calendar day after the mailing date for a bill, and sending a subsequent letter to the resident if payment has not been received by the 91st calendar day after the mailing date of a bill.

    6.2. 460 Summer Street management shall maintain a written log of contacts with Residents regarding delinquent accounts.

    6.3. 460 Summer Street management shall determine at what point the matter is to be referred to an attorney or a collection agency for resolution.

7. If at the time the resident moves out, the resident has an outstanding balance for water service, that amount may be deducted from the security deposit in accordance with the terms of the lease.

8. To assure accurate billing, 460 Summer Street management should promptly notify Minol as to resident move-in and move-out dates.

9. A resident who receives a water bill that he or she thinks is incorrect may request that the bill be adjusted. All requests for adjustments of water bills are to be promptly

referred to 460 Summer Street management and 460 Summer Street shall work with the resident to resolve the issue.

ANNUAL REMINDER

1. At the time of lease renewal, the Authority requires that each resident be provided with a notice stating the Authority's jurisdiction over submetering activities at 460 Summer Street and reminding residents that they may contact the Authority with complaints or concerns regarding submetering at any time. 460 Summer Street management will assure that each resident at lease renewal receives a copy of the notice.

2. Each Resident is to be provided with a copy of the flyer regarding conservation by 460 Summer Street management annually.

EXHIBIT D-2

460 Summer Street, LLC ("460 Summer Street")

ABNORMAL USAGE REPORT

(Excerpt from 460 Summer Street SUBMETERING COMPLIANCE MANUAL)

1. At the same time that it generates the monthly bill, Minol will generate a report of water consumption for each apartment home for that month which will be available to 460 Summer Street management for review online. If you have any questions about how to interpret the information, contact Minol.

2. Minol will notify 460 Summer Street management if water consumption for any residential accounts in a given month reflect abnormally high usage based on the resident's actual historical usage. If no prior usage history exists, the threshold used to determine abnormally high consumption shall be consumption that is 30% greater than the national daily household average.

3. 460 Summer Street management should promptly review the abnormal consumption report. Since abnormally high consumption *may* indicate a leak or a mechanical problem with the submeter, 460 Summer Street management should investigate all abnormally high consumption situations to determine if a repair is required.

4. If the abnormally high consumption is caused by a leak or other problem that requires a repair, 460 Summer Street management should provide the Resident with the work order for that repair.

Exhibit D-4

FEES:

The possible fees billed by 460 Summer Street Apartments ("460 Summer Street") to residents are as follows:

$5.00 Administration Fee –The cost charged to Applicant to generate statements. Since Minol's billing system itemizes the fee as "Admin Fee" instead of "Service Fee", 460 Summer Street, LLC requests approval to continue the use of "Admin Fee" instead of "Service Fee". There are no caps or variances of this fee.

$5.00 Late Fee – The cost to process a payment received after the due date. 460 Summer Street, LLC developed its proposed late payment charge policy of $5.00 from the Final Decision in Docket No. 01-07-18, Application of AvalonBay Communities for Approval to Submeter Avalon Grove Apartments, approving a late fee of $5.00 for payments received on or after the 34th day from the date a bill is mailed, which allows for a 33-day billing cycle as required by Connecticut State Agency Regulations 16-3-100(a) (5). Aquarion Water Company's policy provides for a 30-day billing cycle with one and one-half percent (1 ½%) late fee per month on unpaid delinquent balances. Due to longer billing cycles required for submetering tenants compared to property owners, 460 Summer Street, LLC finds the $5.00 late fee charge to be sufficient to cover late payments by tenants due to the requirements of 460 Summer Street, LLC to pay within a shorter billing cycle, and the Aquarion late fee to be percentage based as compared to flat fee, which allows for the possibility of higher late fees charged by Aquarion on total billed to property owner than the flat fee charged by 460 Summer Street, LLC to its tenants that shall not vary. There are no caps or variances of this fee.

$25.00 Return Check Fee – This fee will be charged to tenants for all insufficient returned check payments to 460 Summer Street property management due to fees charged to 460 Summer Street by banking institutions rejecting such insufficient checks. 460 Summer Street, LLC applies the same amount as Aquarion for returned check payments to its customers. There are no caps or variances of this fee.

There are no other fees or charges to residents other than those provided above.

AQUARION
Water Company
Stewards of the Environment

Exhibit E-1

April 27, 2026

Andrea Riordan
Minol, Inc.
15280 Addison Road
Suite 100
Addison, TX 75001

Re: Application of 460 Summer Street, LLC for Approval to Use a Water Submetering System at 460 Summer Street, Stamford, CT 06901

Dear Ms. Riordan,

Aquarion reviewed the applicant's application provided on April 17, 2026 and has no comments.

If you have any questions please contact me at 203-337-5990.

Sincerely,



Joshua Unger
Manager, Rates and Regulation

Exhibit E-2

Excerpt from Apartment Lease Agreement

UTILITY AND SERVICES ADDENDUM

This Utility Addendum is incorporated into the Lease Contract (referred to in this addendum as "Lease Contract" or "Lease") dated _____ between **460 Summer Street, LLC**

("We" and/or "we" and/or "us") and _____

("You" and/or "you") of Unit No. **BLANK** located at **460 Summer Street**

(street address) in **Stamford, CT 06901**

and is in addition to all terms and conditions in the Lease. This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

1. Responsibility for payment of utilities, and the method of metering or otherwise measuring the cost of the utility, will be as indicated below.

a) **Water** service to your dwelling will be paid by you either:
- ❑ directly to the utility service provider; or
- ☒ water bills will be billed by the service provider to us and then allocated to you and then you will be billed directly by us for your actual consumption of water during the applicable billing period.

b) **Sewer** service to your dwelling will be paid by you either:
- ☒ directly to the utility service provider; or
- ❑ sewer bills will be billed by the service provider to us and then allocated to you and then you will be billed directly by us for your actual use of sewer service during the applicable billing period.

c) **Gas** service to your dwelling will be paid by you either:
- ☒ directly to the utility service provider; or
- ❑ gas bills will be billed by the service provider to us and then allocated to you and then you will be billed directly by us for your actual consumption of gas during the applicable billing period.

d) **Trash** service to your dwelling will be paid by you either:
- ❑ directly to the utility service provider; or
- ❑ trash bills will be billed by the service provider to us for the property, allocated to you based on the method described below and then you will be billed directly by us for your use of trash service during the applicable billing period.
  Allocation Method: _____.

e) **Electric** service to your dwelling will be paid by you either:
- ☒ directly to the utility service provider; or
- ❑ electric bills will be billed by the service provider to us and then allocated to you and then you will be billed directly by us for your actual consumption of electricity during the applicable billing period.

f) **Stormwater** service to your dwelling will be paid by you either:
- ☒ directly to the utility service provider; or
- ❑ stormwater bills will be billed by the service provider to us and then allocated to you and then you will be billed directly by us for your actual use of stormwater service during the applicable billing period.

g) **Cable TV** service to your dwelling will be paid by you either:
- ☒ directly to the utility service provider; or
- ❑ cable TV bills will be billed by the service provider to us and then allocated to you and then you will be billed directly by us for your actual consumption of cable TV service during the applicable billing period.

h) **Master Antenna** service to your dwelling will be paid by you either:
- ❑ directly to the utility service provider; or
- ❑ master antenna bills will be billed by the service provider to us and then allocated to you and then you will be billed directly by us for your actual use of master antenna service during the applicable billing period.

i) **Internet** service to your dwelling will be paid by you either:
- ☒ directly to the utility service provider; or
- ❑ internet bills will be billed by the service provider to us and then allocated to you and then you will be billed directly by us for your actual use of Internet during the applicable billing period.

j) **Pest Control** service to your dwelling will be paid by you either:
- ❑ directly to the utility service provider; or
- ☒ pest control bills will be billed by the service provider to us for the property, allocated to you based on the method described below and then you will be billed directly by us for your use of pest control service during the applicable billing period.
  Allocation Method: ****see below special provisions**.

k) (Other) _____ service to your dwelling will be paid by you either:
- ❑ directly to the utility service provider; or
- ❑ bills will be billed by the service provider to us for the property, allocated to you based on the method described below and then you will be billed directly by us for your use of service during the applicable billing period.
  Allocation Method: _____.

l) (Other) _____ service to your dwelling will be paid by you either:
- ❑ directly to the utility service provider; or
- ❑ bills will be billed by the service provider to us for the property, allocated to you based on the method described below and then you will be billed directly by us for your use of service during the applicable billing period.
  Allocation Method: _____.

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2. When billed by us directly or through our billing company, you must pay utility bills within 7 days of the date when the utility bill is issued at the place indicated on your bill, or the payment will be late. If a payment is late, you will be responsible for a late fee as indicated below. The late payment of a bill or failure to pay any utility bill is a material and substantial breach of the Lease and we will exercise all remedies available under the Lease, up to and including eviction for nonpayment. To the extent there are any monthly administrative, or late bill fees, you shall pay such fees as indicated below.

   Monthly Administrative Billing Fee: $ _____ (not to exceed $ _____) Late Fee: $ 5 (not to exceed $ 15)

   If allowed by state law, we at our sole discretion may amend these fees, with written notice to you.

3. You will be charged for the full period of time that you were living in, occupying, or responsible for payment of rent or utility charges on the dwelling. If you breach the Lease, you will be responsible for utility charges for the time period you were obliged to pay the charges under the Lease, subject to our mitigation of damages. In the event you fail to timely establish utility services, we may charge you for any utility service billed to us for your dwelling and may charge a reasonable administration fee for billing for the utility service in the amount of $ 25 .
4. When you move out, you will receive a final bill which may be estimated based on your prior utility usage. This bill must be paid at the time you move out or it will be deducted from the security deposit.
5. We are not liable for any losses or damages you incur as a result of outages, interruptions, or fluctuations in utility services provided to the dwelling unless such loss or damage was the direct result of negligence by us or our employees. You release us from any and all such claims and waive any claims for offset or reduction of rent or diminished rental value of the dwelling due to such outages, interruptions, or fluctuations.
6. You agree not to tamper with, adjust, or disconnect any utility sub-metering system or device. Violation of this provision is a material breach of your Lease and may subject you to eviction or other remedies available to us under your Lease, this Utility Addendum and at law.
7. Where lawful, all utilities, charges and fees of any kind under this lease shall be considered additional rent, and if partial payments are accepted by the Owner, they will be allocated first to non-rent charges and to rent last.
8. You represent that all occupants that will be residing in the Unit are accurately identified in the Lease. You agree to promptly notify Owner of any change in such number of occupants.
9. You agree that you may, upon thirty (30) days prior written notice from Owner to you, begin receiving a bill for additional utilities and services, at which time such additional utilities and services shall for all purposes be included in the term Utilities.
10. This Addendum is designed for use in multiple jurisdictions, and no billing method, charge, or fee mentioned herein will be used in any jurisdiction where such use would be unlawful. If any provision of this Addendum or the Lease is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Addendum or the Lease. Except as specifically stated herein, all other terms and conditions of the Lease shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease, the terms of this Addendum shall control.
11. The following special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Utility Addendum and will supersede any conflicting provisions of this printed Utility Addendum and/or the Lease Contract. **Owner shall provide and pay for routine monthly pest control services to the Premises. Any additional pest control services requested by Resident, or required as a result of conditions caused by Resident, occupants, or guests - including but not limited to bed bugs, infestations arising from lack of cleanliness, improper housekeeping, or failure to maintain the Premises in a sanitary condition - shall be the sole financial responsibility of Resident. Resident agrees to reimburse Owner for the full cost of such additional services upon demand.**

Resident Signature _____ Date _____

Resident Signature _____ Date _____

Resident Signature _____ Date _____

Resident Signature _____ Date _____

Resident Signature _____ Date _____

Resident Signature _____ Date _____

Management _____ Date _____

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EXHIBIT E-4

[INSERT DATE]

Dear [RESIDENT]:

As you know, water service provided to 460 Summer Street is subject to regulation by Connecticut's Public Utilities Regulatory Authority ("Authority"). To ensure adherence to the Authority's regulations, 460 Summer Street, LLC ("460 Summer Street") has submitted an application to the Authority for approval to submeter water service in the facility. If you wish to review the application, you may view Docket _____ by searching the following site, http://www.dpuc.state.ct.us/SearchDB.nsf/MenuForm?Openform, and entering the docket number as stated above. The application is currently under review by the Authority.

If you have any concerns or objections about the 460 Summer Street application to submeter, please contact Complaint Contact, at (203) 644-1578. If you are not satisfied with 460 Summer Street's response, you may contact the Authority or submit written comments to the Authority within thirty (30) days after the date of this notice. The Authority contact information is as follows:

State of Connecticut
Public Utilities Regulatory Authority
10 Franklin Square
New Britain, CT 06051
Consumer Assistance Tel: 1-800-382-4586; TDD 860-827-2837
Facsimile 860-827-2613
Website: www.state.ct.us/dpuc

Please reference the docket number in any letters or during any calls to the Authority when commenting on 460 Summer Street's application. We appreciate serving you and look forward to encouraging conservation and assuring that each resident pays only for the water/wastewater that he or she has actually consumed. Thank you!

Sincerely,

460 Summer Street Property Management