

**CONTINENTAL GLOBAL VENTURES, L.L.C.**  
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March 6, 2024

**By Email**

Mr. Craig J. Flaherty, P.E.  
President and Senior Engineer  
Redniss & Mead

Re: Water Usage Study  
Continental Properties' Developments

Dear Mr. Flaherty,

At the request of AMS Acquisitions, Continental Global Ventures, L.L.C. is providing this Water Usage Report for various multi-family developments that its affiliates have developed and owns in the State of Connecticut. It is our understanding that the report will be used to support proposed recommendations associated with the sewer demand for a proposed residential development, located at 131 Danbury Road, in Wilton, CT. The proposed sewer demands directly correlate with the indoor water use/consumption for residential uses. This water usage report is based upon a full year of data for year 2023. All of the locations are established facilities with stabilized rent roles. The facilities have been in operation a minimum of 4 years. The developments include a wide geographic cross section within Connecticut including Fairfield County, New Haven County, and Central Connecticut.

All of the developments within this report are operated by affiliates Continental Global Ventures L.L.C., one of the largest northeast developers, with properties in New Jersey, New York, Connecticut, and other states along the east coast. Affiliates of Continental Ventures L.L.C. have developed, own and operate each of their properties. In the Connecticut Market, each property is metered for water usage at individual buildings using municipal or water company meters. Affiliates of Continental Global Ventures, L.L.C. each pay the respective water bills for the individual buildings. The water use for each individual unit within the building is sub-metered to track the individual unit use/consumption, which is paid by the unit tenant. The water usage sub-metering for all of the developments is managed by Utility Management Systems, (UMS), a third party entity, ensuring consistency in measurement methods and reporting.

The data for the following developments is included in this report:

<b>Development Name</b>	<b>Location</b>	<b>Number of Units</b>	<b>Number of Bedrooms</b>
Alterra	Rocky Hill, CT	145	234
Muse	Milford, CT	180	312
One Glastonbury Place	Glastonbury, CT	145	256
Tempo	South Windsor	202	303
Ten Trumbull	Trumbull, CT	202	332
The Mark	Shelton, CT	228	354
Montage	Rocky Hill, CT	144	234
<b>Total</b>		<b>1246</b>	<b>2025</b>

For each development, the annual water consumption of the individual units was obtained from UMS, along with copies of the individual unit water bills for year 2023. The data for each development was reviewed for data consistency. Specifically, the data was reviewed to verify consistency in reporting, completeness of data for all units, and identification of unusually low or high annual usages.

The average water usage per bedroom and associated standard deviation was calculated for each development. As noted, individual unit data was reviewed to identify units with unusually low or high water consumption. A list of the units with unusually high or low water usage was provided to UMS to investigate and identify to the potential cause of the unusual low or high usage. This analysis was completed for two of the developments (Alterra and the Muse).

Units with water usage in excess of 150 gallons per day (gpd) and units with usage less than 20 gpd were identified. The primary justifications for the unusual water usage of the individual units is summarized below.

**Unusually High Water Usage**

- Water leaks
- Toilet malfunctions
- Error in meter reading
- Unusually high number of guests at the unit

**Unusually Low Water Usage**

- Model Apartments
- Vacancy due to turnover in unit
- Tenants with very high travel demands for work
- Partial year tenants (Snowbirds)

Based upon the preceding information, the data for the developments was analyzed omitting data for units with unusually low usage and incorporating the data for units with the unusually high water usage. The data associated with the high usage is viewed to be a common occurrence for a normal operating facility. Faucets, toilets, and water fixtures are mechanical and will ultimately fail and need replacement over time. The data for the units with the unusually low usage was omitted due to the fact that the justifications for the low usage is highly demographic dependent can vary with time for each individual development, (ie. The number of Snowbirds may increase/decrease, model apartments may be eliminated, vacancies may be reduced, etc.).

The following Table summarizes the average water consumption and associated standard deviation for the raw data and for the final data after adjusting for the unusually low usage units.

<b>Development</b>	<b>Average Water Use (gpd/bdrm) Raw</b>	<b>Standard Deviation</b>	<b>Average Water Usage (gpd/bdrm) Adjusted</b>	<b>Standard Deviation</b>
Alterra Rocky Hill	51.7	29.1	53.5	28.5
Muse Milford	48.6	24.4	51.7	22.2
One Glastonbury Place	38.9	24.1	46.0	21.0
Tempo South Windsor	59.5	32.9	61.6	32.1
Ten Trumbull	50.9	36.4	57.0	35.5
The Mark - Shelton	57.3	43.7	59.8	43.7
Montage Rocky Hill	47.0	26.6	50.4	25.4
Average	50.6		54.3	
Weighted Average	51.4		55.0	

The weighted average water usage for all seven developments is 51.4 gpd/bdrm based on the raw data. The average water usage for all seven developments is 55.0 gpd/bdrm based on the adjusted data. This result is conservative in nature due to the fact that the result eliminated any unusually low data while incorporating the data for the unusually high water consumption. In addition, the weighted averages (raw and adjusted data) for the water consumption of the seven units is provided, which accounts for the differential in the number of units for each development.

Current reporting available generally recognizes that individual water consumption has decreased significantly in the past 15-25 years and continues to decrease on a per capita basis due in part to individual conservation, more efficient appliances, and low flow fixtures. The Water Research Foundation reported that the indoor water use per capita decreased from approximately 69 gpd to 59 gpd during 1999 to 2016<sup>1</sup>.

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Given that the developments reviewed are all relatively new developments (in operations for the past 10-12 years), it is reasonable to expect that all the developments have been furnished with more updated water efficient appliances and low flow fixtures and reflect the trending reduction in per capita water consumption.

Individual water bills and for the units and the back-up calculations will be made available upon request (note: this is a large amount of data that will need to be submitted via external drive or Drop Box and will require a Non-Disclosure Agreement)

I will make myself available to represent the above data at a March 13<sup>th</sup> Public Hearing for the Proposed Residential Development, 131 Danbury Road, Wilton, Connecticut.

If you have any questions/comments regarding the preceding information, please feel free to contact Patrick N. O'Leary, at (860) 428-6615 or via email at poleary@continentalproerties.com.

Very truly yours,  
CONTINENTAL GLOBAL VENTURES, L.L.C.

BY: P. N. O'Leary  
Patrick N. O'Leary, P.E.  
VP of Acquisitions and Development