



**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R5 / 12-21)
Prescribed by the Department of Local Government Finance

20 24 PAY 20 25

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 16, 2022, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer B-THREE DEVELOPMENT CO., LLC (OPERATING ENTITY IS EMBER RV, INC. F/K/A ELEMENT RV, INC.)		County ELKHART	
Address of taxpayer (number and street, city, state, and ZIP code) 710 COMMERCE DRIVE, BRISTOL, IN 46507		DLGF taxing district number 031	
Name of contact person ASHLEY LEHMAN		Telephone number (574) 294-7491	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body TOWN OF BRISTOL	Resolution number 7-15-21R	Estimated start date (month, day, year) 06/15/2021	
Location of property 1728 COMMERCE DRIVE, BRISTOL, IN 46507 (BRISTOL COMMERCE PARK LOTS 1 AND 4)		Actual start date (month, day, year) 06/15/2021	
Description of real property improvements SEE ATTACHED SB-1/RE		Estimated completion date (month, day, year) 12/31/2022	
		Actual completion date (month, day, year) 10/11/2021	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees			
Salaries			
Number of employees retained			
Salaries			
Number of additional employees		30	79
Salaries		1,497,600	5,703,616
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project		5,000,000	5,000,000
Less: Values of any property being replaced			
Net values upon completion of project			
ACTUAL		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project		6,146,030	3,653,700
Less: Values of any property being replaced			
Net values upon completion of project			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title CEO	Date signed (month, day, year) 3/12/24

B-3 Development Co., LLC
(Operating Entity is Ember RV, Inc. F/K/A Element RV, Inc.)
710 Commerce Drive
Bristol, IN 46507

January 1, 2024 – CF-1/RE Attachment

The company went through a name change during 2021. Element RV, Inc. is now known as Ember Recreational Vehicles, Inc.

Section #3 - Employees and Salaries

On December 31, 2023, the taxpayer had a total number of employees of 79 with associated salaries of \$5,703,616. The company has hired 79 employees with salaries of \$5,703,616 since the start of the project. The company has also hired employees that live in Michigan and work for the company in Bristol. The company hired 16 employees from Michigan with salaries of \$1,369,604 which is not included the headcount and salaries reported on the CF-1/PP. The combined Indiana and Michigan resident employees working in Bristol are 95 with combined salaries of \$7,073,220.

Per the signed resolution, the taxpayer will hire no less than 30 full-time positions on or before December 31, 2022, with associated salaries of \$1,497,600 and a minimum hourly rate of \$13 per hour exclusive of benefits. The taxpayer has exceeded the total number of employees and hourly wages projected. The company paid an actual hourly rate of over \$20 per hour minimum to the 79 employees.

Section #4 – Cost and Values

The taxpayer has exceeded the investment as proposed on the SB-1/Real Property. At the time of this filing the assessed value for 1/1/2024 was not available from the Elkhart County Assessor's office. A value based on 1/1/2023 assessment has been used. The Assessor & Auditors office will update for the most current value when available.

The project is proceeding as proposed to the Bristol Town Council.