Docket #0022 Date Filed: 5/13/2026

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF NORTH CAROLINA
Charlotte Division

IN RE:	Chapter 11
BRD LAND & INVESTMENT, et al.	Case No. 26-30215
	(Jointly Administered)
Debtors.[1]	

COVER SHEET FOR AMENDED SCHEDULES AND STATEMENTS[2] FOR BRD LAND & INVESTMENT AND BRDL WARDEN STATION, LLC

BRD LAND & INVESTMENT

Amendments to Schedule A/B

- Part 3, No. 33: Added accounts receivable
- Part 9, No. 55: Added real property located in Statesville, North Carolina, tax parcel 3792127551, along with deeds of trust for parcels in Statesville, North Carolina, and Lancaster, South Carolina

Amendments to Schedule E/F

- Added Ashton Charleston Res., LLC, as a creditor who has an unsecured claim in an unknown amount that is contingent, unliquidated and disputed
- Added Joseph W. Honeycutt as a creditor who has an unsecured claim in an unknown amount that is contingent, unliquidated and disputed
- Added LandDesign, Inc., as a creditor who has an unsecured claim in an unknown amount that is contingent, unliquidated and disputed
- Added Sunshine Fund BRDL, LLC, as a creditor who has an unsecured claim in an unknown amount that is contingent, unliquidated and disputed
- Added Waste Management Pros of the Carolinas, LLC, as a creditor who has an unsecured claim in an unknown amount that is contingent, unliquidated and disputed

[*Remainder of Page Intentionally Left Blank*]

[1] The Debtors in these jointly administered cases are the following entities (the last four digits of their respective taxpayer identification numbers follow in parentheses): BRD Land & Investment, a South Carolina partnership (6940), BRDL Warden Station Holding Co LLC (0184), and BRDL Warden Station, LLC (4687). The Debtors' address is 6433 Bannington Road, Charlotte, NC 28226.

[2] The Debtors reference and reincorporate herein the Global Notes filed at Docket No. 97.

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Amendments to Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

- Part 1, No. 1: Amended gross revenue for January 1, 2025, through December 31, 2025
- Part 1, No. 2: Differentiated between billboard income and interest income
- Part 2, No. 4: Provided additional detail related to the transfers and/or amended certain reasons for payments or transfers
- Part 13, No. 30: Provided additional detail and/or amended certain reasons for providing the value

BRDL WARDEN STATION, LLC

Amendment to Schedule A/B

- Part 9, No. 55: Amended net book value of debtor's interest and valuation method used for current value as appropriate.

Amendment to Schedule E/F

- Added Ashton Charleston Res., LLC, as a creditor who has an unsecured claim in an unknown amount that is contingent, unliquidated and disputed

Dated: May 13, 2026
Charlotte, North Carolina

RAYBURN COOPER & DURHAM, P.A.

By: /s/ Matthew L. Tomsic
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Counsel to the Debtors

Fill in this information to identify the case:

Debtor name BRDL Warden Station LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF NORTH CAROLINA

Case number (if known) 26-30214

☒ Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to $500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets–Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☐ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☒ Amended *Schedule* A/B, D, E/F, Summary
- ☐ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 13, 2026

X /s/ Jeri Thompson
Signature of individual signing on behalf of debtor

Jeri Thompson
Printed name

CFO
Position or relationship to debtor

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Fill in this information to identify the case:

Debtor name BRDL Warden Station LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF NORTH CAROLINA

Case number (if known) 26-30214

☒ Check if this is an amended filing

Official Form 206Sum

Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. ***Schedule A/B: Assets-Real and Personal Property*** (Official Form 206A/B)

   1a. **Real property:**
   Copy line 88 from *Schedule A/B*..... $ 26,775,000.00

   1b. **Total personal property:**
   Copy line 91A from *Schedule A/B*..... $ 231.65

   1c. **Total of all property:**
   Copy line 92 from *Schedule A/B*..... $ 26,775,231.65

Part 2: Summary of Liabilities

2. ***Schedule D: Creditors Who Have Claims Secured by Property*** (Official Form 206D)
   Copy the total dollar amount listed in Column A, *Amount of claim,* from line 3 of *Schedule D*..... $ 10,838,000.00

3. ***Schedule E/F: Creditors Who Have Unsecured Claims*** (Official Form 206E/F)

   3a. Total claim amounts of priority unsecured claims:
   Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... $ 0.00

   3b. Total amount of claims of nonpriority amount of unsecured claims:
   Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +$ 323,106.95

4. **Total liabilities** .....
   Lines 2 + 3a + 3b $ 11,161,106.95

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☒ Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. **Does the debtor have any cash or cash equivalents?**

☐ No. Go to Part 2.
☒ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor			Current value of debtor's interest
3. **Checking, savings, money market, or financial brokerage accounts** *(Identify all)* Name of institution (bank or brokerage firm)	Type of account	Last 4 digits of account number	
3.1. Wells Fargo	Checking	9685	$231.65
4. **Other cash equivalents** *(Identify all)*			
5. **Total of Part 1.** Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.			$231.65

Part 2: Deposits and Prepayments

6. **Does the debtor have any deposits or prepayments?**

☒ No. Go to Part 3.
☐ Yes Fill in the information below.

Part 3: Accounts receivable

10. **Does the debtor have any accounts receivable?**

☒ No. Go to Part 4.
☐ Yes Fill in the information below.

Part 4: Investments

13. **Does the debtor own any investments?**

☒ No. Go to Part 5.
☐ Yes Fill in the information below.

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Debtor BRDL Warden Station LLC Case number *(If known)* 26-30214
Name

Part 5: Inventory, excluding agriculture assets

18. **Does the debtor own any inventory (excluding agriculture assets)?**

☒ No. Go to Part 6.
☐ Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. **Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?**

☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. **Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?**

☒ No. Go to Part 8.
☐ Yes Fill in the information below.

Part 8: Machinery, equipment, and vehicles

46. **Does the debtor own or lease any machinery, equipment, or vehicles?**

☒ No. Go to Part 9.
☐ Yes Fill in the information below.

Part 9: Real property

54. **Does the debtor own or lease any real property?**

☐ No. Go to Part 10.
☒ Yes Fill in the information below.

55. **Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**

	Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.	**Nature and extent of debtor's interest in property**	**Net book value of debtor's interest** (Where available)	**Valuation method used for current value**	**Current value of debtor's interest**
55.1.	Land - 1739.38 Acres Res. Dev. Highway 707, Conway, SC Parcels: 40300000022, -0001, -0002, 38000000038	Owner	$26,775,000.00	Appraisal	$22,000,000.00
55.2.	Land - 61.71 acres - Comm. - US Hwy 70 Tract P, Conway, SC Parcel 38100000028	Owner	Unknown	Appraisal	$2,800,000.00
55.3.	Land - 11.6 acres Comm. - US Hwy 70, Tract Q, Conway, SC Parcel 38100000029	Owner	Unknown	Appraisal	$1,975,000.00

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Debtor BRDL Warden Station LLC Case number *(If known)* 26-30214
Name

56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

$26,775,000.00

57. **Is a depreciation schedule available for any of the property listed in Part 9?**
☒ No
☐ Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**
☒ No
☐ Yes

Part 10: Intangibles and intellectual property

59. **Does the debtor have any interests in intangibles or intellectual property?**

☒ No. Go to Part 11.
☐ Yes Fill in the information below.

Part 11: All other assets

70. **Does the debtor own any other assets that have not yet been reported on this form?**
Include all interests in executory contracts and unexpired leases not previously reported on this form.

☒ No. Go to Part 12.
☐ Yes Fill in the information below.

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Debtor BRDL Warden Station LLC (Name) Case number *(If known)* 26-30214

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

	Type of property	Current value of personal property	Current value of real property
80.	**Cash, cash equivalents, and financial assets.** *Copy line 5, Part 1*	$231.65	
81.	**Deposits and prepayments.** *Copy line 9, Part 2.*	$0.00	
82.	**Accounts receivable.** *Copy line 12, Part 3.*	$0.00	
83.	**Investments.** *Copy line 17, Part 4.*	$0.00	
84.	**Inventory.** *Copy line 23, Part 5.*	$0.00	
85.	**Farming and fishing-related assets.** *Copy line 33, Part 6.*	$0.00	
86.	**Office furniture, fixtures, and equipment; and collectibles.** *Copy line 43, Part 7.*	$0.00	
87.	**Machinery, equipment, and vehicles.** *Copy line 51, Part 8.*	$0.00	
88.	**Real property.** *Copy line 56, Part 9.....>*		$26,775,000.00
89.	**Intangibles and intellectual property.** *Copy line 66, Part 10.*	$0.00	
90.	**All other assets.** *Copy line 78, Part 11.*	+ $0.00	
91.	**Total.** Add lines 80 through 90 for each column	$231.65	+ 91b. $26,775,000.00
92.	**Total of all property on Schedule A/B**. Add lines 91a+91b=92		$26,775,231.65

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Fill in this information to identify the case:

Debtor name BRDL Warden Station LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF NORTH CAROLINA

Case number (if known) 26-30214

☒ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.

☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. **List in alphabetical order all creditors who have secured claims.** If a creditor has more than one secured claim, list the creditor separately for each claim.

			Column A **Amount of claim** Do not deduct the value of collateral.	*Column B* **Value of collateral that supports this claim**
2.1	DLP Lending Fund, LLC Creditor's Name 405 Golfway West Dr. Saint Augustine, FL 32095 Creditor's mailing address josh.fuller@dlpcapital.com Creditor's email address, if known **Date debt was incurred** 02/29/2024 **Last 4 digits of account number** RDEN **Do multiple creditors have an interest in the same property?** ☒ No ☐ Yes. Specify each creditor, including this creditor and its relative priority.	**Describe debtor's property that is subject to a lien** Land in Conway, SC Residential Development Parcels: 40300000022, -0001, -0002, 3800000038 Commericial Parcels: 38100000028, 38100000029 **Describe the lien** Promissory Note **Is the creditor an insider or related party?** ☒ No ☐ Yes **Is anyone else liable on this claim?** ☐ No ☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H) **As of the petition filing date, the claim is:** Check all that apply ☒ Contingent ☒ Unliquidated ☐ Disputed	$10,838,000.00	$26,775,000.00

3.	**Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.**	$10,838,000.00

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address	**On which line in Part 1 did you enter the related creditor?**	**Last 4 digits of account number for this entity**

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Debtor name BRDL Warden Station LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF NORTH CAROLINA

Case number (if known) 26-30214

☒ Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. **Do any creditors have priority unsecured claims?** (See 11 U.S.C. § 507).

☒ No. Go to Part 2.

☐ Yes. Go to line 2.

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. **List in alphabetical order all of the creditors with nonpriority unsecured claims**. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

			Amount of claim
3.1	**Nonpriority creditor's name and mailing address** Ashton Charleston Res., LLC Anna-Bryce Hobson Parker Poe Adams & Bernstein, LLP 850 Morrison Drive, Suite 400 Charleston, SC 29403 **Date(s) debt was incurred** _ **Last 4 digits of account number** _	**As of the petition filing date, the claim is:** *Check all that apply.* ☒ Contingent ☒ Unliquidated ☒ Disputed **Basis for the claim:** _ Is the claim subject to offset? ☒ No ☐ Yes	Unknown
3.2	**Nonpriority creditor's name and mailing address** Horry County Treasurer PO Box 260107 Conway, SC 29528-8888 **Date(s) debt was incurred** 2025 **Last 4 digits of account number** 9605	**As of the petition filing date, the claim is:** *Check all that apply.* ☐ Contingent ☒ Unliquidated ☐ Disputed **Basis for the claim:** Real Property Taxes Is the claim subject to offset? ☒ No ☐ Yes	$310,075.79
3.3	**Nonpriority creditor's name and mailing address** Horry County Treasurer PO Box 260107 Conway, SC 29528-8888 **Date(s) debt was incurred** _ **Last 4 digits of account number** 9604	**As of the petition filing date, the claim is:** *Check all that apply.* ☐ Contingent ☒ Unliquidated ☐ Disputed **Basis for the claim:** Real Property Taxes Is the claim subject to offset? ☒ No ☐ Yes	$2,061.76
3.4	**Nonpriority creditor's name and mailing address** Horry County Treasurer PO Box 260107 Conway, SC 29528-8888 **Date(s) debt was incurred** _ **Last 4 digits of account number** 9603	**As of the petition filing date, the claim is:** *Check all that apply.* ☐ Contingent ☒ Unliquidated ☐ Disputed **Basis for the claim:** Real Property Taxes Is the claim subject to offset? ☒ No ☐ Yes	$10,969.40

Part 3: List Others to Be Notified About Unsecured Claims

4. **List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2.** Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

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Debtor BRDL Warden Station LLC
Name

Case number (if known) 26-30214

Name and mailing address	On which line in Part1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

			Total of claim amounts
5a. Total claims from Part 1	5a.	$	0.00
5b. Total claims from Part 2	5b.	+ $	323,106.95
5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.	5c.	$	323,106.95

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