Docket #0539 Date Filed: 11/11/2026

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]	

FOURTH MONTHLY APPLICATION OF ROBINSON GRAY STEPP & LAFFITTE, LLC FOR ALLOWANCE OF COMPENSATION AND REIMBURSEMENT OF EXPENSES FOR THE PERIOD FROM SEPTEMEBER 1, 2026, THROUGH SEPTEMBER 30, 2026

Name of Applicant: Robinson Gray Stepp & Laffitte, LLC

Authorized to Provide Professional Services to: BRD Land & Investment, BRDL Warden Station Holding Co, LLC and BRDL Warden Station, LLC

Date of Retention: June 30, 2026 (effective June 10, 2026) [Docket No. 307]

Compensation is sought from September 1, 2026 through September 30, 2026. Robinson Gray Stepp & Laffitte, LLC has not yet received any payments for services rendered or expenses incurred during this period.

Amount of compensation sought as actual, reasonable, and necessary: $ 5,684.00
Amount of expense reimbursement sought as actual, reasonable, and necessary: $ 1.80

This is a: __XXX__ monthly _____ interim _____ final application

Date Filed	Period Covered	Requested		Approved	
		Fees	Expenses	Fees	Expenses
10/01/26	06/01/26 - 06/30/26	$4,016.50		$4,016.50	
10/01/26	07/01/26 – 07/31/26	$5,495.00		$5,495.00	
10/01/26	08/01/26 – 08/31/26	$2,730.00		$2,730.00	

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.

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UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF NORTH CAROLINA
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IN RE:	Chapter 11
BRD LAND & INVESTMENT, et al.	Case No. 26-30215
	(Jointly Administered)
Debtors.[2]	

FOURTH MONTHLY APPLICATION OF ROBINSON GRAY STEPP & LAFFITTE, LLC FOR ALLOWANCE OF COMPENSATION AND REIMBURSEMENT OF EXPENSES FOR THE PERIOD FROM SEPTEMBER 1, 2026, THROUGH SEPTEMBER 30, 2026

Pursuant to sections 330 and 331 under title 11 of the United States Code, 11 U.S.C. §§ 101 et seq. (the "Bankruptcy Code") and Rule 2016 of the Federal Rules of Bankruptcy Procedure (the "Bankruptcy Rules"), Robinson Gray Stepp & Laffitte, LLC ("Robinson Gray") hereby requests that this Court award it reasonable compensation for professional services rendered as Special South Carolina Transactional Counsel for the above-captioned debtors (the "Debtors") in the amount of $5,684.00 together with reimbursement for actual and necessary expenses incurred in the amount of $1.80 for the period commencing September 1, 2026 through September 30, 2026 (the "Fee Period"). In support of this application (the "Application"), Robinson Gray respectfully represents, and states as follows:

BACKGROUND

1. Robinson Gray was retained to represent the Debtors as their Special South Carolina Transactional Counsel pursuant to an Order entered by this Court on June 30, 2026 [Doc.

2 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.

307]. The Order authorized Robinson Gray to be compensated on an hourly basis and to be reimbursed for actual and out-of-pocket expenses.

COMPENSATION TO BE PAID

2. All services for which Robinson Gray requests compensation were performed for or on behalf of the Debtors. Robinson Gray performed services related to certain sale transactions involving the Debtors' real property located in South Carolina.

3. Attached hereto as Exhibit A is a detailed statement of fees incurred during the Fee Period, showing the amount of $5,684.00 due for compensation for the various services rendered.

DISBURSEMENTS

4. Robinson Gray has incurred out-of-pocket disbursements during the Fee Period in the amount of $1.80 which are listed on Exhibit A hereto.

VALUATION OF SERVICES

5. The nature of the work performed, and the cost of these services performed by Robinson Gray is fully set forth in the attached Exhibit A. The rates charged by Robinson Gray's professionals are the normal hourly rates charged by Robinson Gray for work of this character. Robinson Gray respectfully submits the reasonable value of the services rendered by Robinson Gray to the Debtors during the Fee Period equals or exceeds the fees charged by Robinson Gray.

6. In accordance with the factors enumerated in 11 U.S.C. § 330, the amount requested is fair and reasonable given (a) the complexity of the case, (b) the time expended, (c) the nature and extend of the services rendered, (d) the value of such services, and (e) the costs of comparable services other than in a case under this title.

NOTICE

7. Notice of this Application has been given to the following parties: (i) Committee

of Unsecured Creditors (ii) the Internal Revenue Service; (iii) the Office of the United States Attorney for the Western District of North Carolina; (iv) the Office of the United States Bankruptcy Administrator for the Western District of North Carolina.

WHEREFORE, Robinson Gray requests that allowance be made in the sum of $5,684.00 as compensation for necessary professional services rendered to the Debtors during the Fee Period, and the sum of $1.80 for reimbursement of actual, necessary costs and expenses incurred during that period, and further requests such other and further relief as this Court may deem just and proper.

Dated: November 11, 2026.

ROBINSON GRAY STEPP & LAFFITTE, LLC

By: /s/ *Mary M. Campolong*
Mary M. Campolong
Robinson Gray Stepp & Laffitte, LLC
2151 Pickens Street
Suite 500
Columbia, SC 29201

Special South Carolina Transactional Counsel to the Debtors

EXHIBITA

ROBINSON GRAY
Litigation + Business

October 7, 2026

Rayburn Cooper & Durham, P.A.
Matthew Tomsic, Esq.
227 West Trade Street, Suite 1200
Charlotte, NC 28202

Invoice #	249365
Client #	8972
Matter #	1500
Billing Attorney	MMC

INVOICE SUMMARY

For legal fees and expenses through September 30, 2026:

RE: BRDL Warden Station Holding Co, LLC

Legal Fees	$ 5,684.00
Total Expenses	$ 1.80
TOTAL FOR THIS INVOICE	**$ 5,685.80**
Outstanding Balance	$ 12,496.50
TOTAL BALANCE DUE	**$ 18,182.30**

TIN # 57-1036444

ROBINSON GRAY

Invoice # 249365 October 7, 2026

LEGAL FEES

Date	Tkpr	Description of Service	Hours	Amount
9/02/26	MMC	Call with Will Lilly and client contacts re: license agreement; Email Macy Cooper re: review of title for Warden Station.	.90	382.50
9/03/26	MGC	Review Policy and title exception documents; Draft summary of exception documents and identify key terms; Review Plats for Tracts 1, 2, and 3.	3.10	N/C
9/04/26	MMC	Emails re: title work for Warden Station; Review due diligence folders for both SC tracts.	.30	127.50
9/04/26	MGC	Review Policy and title exception documents; Draft summary of exception documents and identify key terms; Email Correspondence with Molly Campolong to determine point of contact or method for requesting Title Insurance Policy Exception documents.	1.60	440.00
9/08/26	MMC	Correspondence re: termination of license with licensee, buyer, and counsel for debtor.	.60	255.00
9/08/26	MAG	Draft termination of license agreement and discuss same with MMC	.60	210.00
9/10/26	MMC	Circulation of license termination agreement and communication re: same; Emails with Rick Clark; Email Matt Tomsic re: bankruptcy plan provisions for real estate.	.90	382.50
9/10/26	MAG	Discuss termination of license with MMC	.10	35.00
9/10/26	MGC	Compile list of Horry county exception documents we need access to; Email Correspondence with Kelly Pegram to order missing/ incorrectly hyperlinked exception documents; Draft summary of and review exception documents.	1.60	N/C
9/11/26	MMC	Communication re: termination of license.	.20	85.00
9/14/26	MMC	Review of offer letter from potential buyer for Warden Station.	.30	127.50
9/14/26	MGC	Draft summary of and review exception documents; Meeting with Molly Campolong to discuss exception document review findings.	3.00	N/C
9/14/26	MGC	Review exception documents to determine locations of reservations and easements; Draft memo and annotate plat detailing the reservation and easement locations.	.70	192.50
9/15/26	MMC	Call with Richard Clark; Email to client contacts re: Richard Clark and buyer for Orangeburg property.	.80	340.00
9/15/26	MGC	Review exception documents to determine locations of reservations and easements; Draft memo and annotate plat detailing the reservation and easement locations; Email Correspondence with Kelly Pegram to request Easement agreement and two plats from Horry County.	.40	110.00
9/16/26	MMC	Emails re: Orangeburg closing.	.20	85.00

Invoice # 249365 October 7, 2026

Date	Tkpr	Description of Service	Hours	Amount
9/16/26	MGC	Review exception documents to determine locations of reservations and easements; Draft memo and annotate plat detailing the reservation and easement locations.	.30	N/C
9/17/26	MMC	Call with Debtor's counsel.	.20	85.00
9/17/26	MMC	Review plan provisions re: sale of SC real estate and email re: same.	.40	170.00
9/17/26	MAG	Draft amendment to contract	.40	140.00
9/18/26	MMC	Correspondence re: termination of license, execution of same, and next steps.	1.40	595.00
9/21/26	MMC	Correspondence re: release of license with Clarks.	.20	85.00
9/24/26	MDW	Update percentages on settlement statement.	.30	70.50
9/25/26	MDW	Reply to email from Richard Clark,.	.10	23.50
9/25/26	MMC	Communication on termination of license with buyer and with licensee.	.30	127.50
9/28/26	MMC	Correspond re: contract amendment for Orangeburg property.	.40	170.00
9/28/26	MMC	Review terms for new potential deal for Warden Station; Redline and draft contract for new terms and circulate.	1.40	595.00
9/29/26	MMC	Call and email follow up with Debtor's counsel re: SC issue updates; Correspond with licensee re: termination of license.	.40	170.00
9/30/26	MMC	Review title work for BRDL Warden Station parcel and emails with title insurance company re: same.	1.60	680.00
		TOTAL LEGAL FEES		**$ 5,684.00**

TIMEKEEPER SUMMARY

Timekeeper	Hours	Rate	Total
Greg, Maura	1.10	350.00	385.00
Cooper, Macy	2.70	275.00	742.50
Campolong, Molly	10.50	425.00	4,462.50
Wessinger, Missie	.40	235.00	94.00
TOTALS	**14.70**		**$ 5,684.00**

EXPENSES

Date	Description	Amount
9/15/26	Copying Expense, 9 @ .20/Unit	1.80

Invoice # 249365 October 7, 2026

TOTAL EXPENSES	**$ 1.80**
TOTAL THIS INVOICE	**$ 5,685.80**

ROBINSON GRAY

Invoice # 249365 October 7, 2026

OUTSTANDING INVOICES

Invoice Number	Date	Invoice Total	Payments Received	Ending Balance
243743	7/08/26	4,271.50	.00	4,271.50
245653	8/13/26	5,495.00	.00	5,495.00
248061	9/10/26	2,730.00	.00	2,730.00

Outstanding Balance	$ 12,496.50
Balance Due For This Invoice	$ 5,685.80
TOTAL BALANCE DUE	**$ 18,182.30**

ROBINSON GRAY
Litigation + Business

REMITTANCE ADVICE

Client-Matter #: 8972-1500-MMC

RE: BRDL Warden Station Holding Co, LLC

BALANCE DUE FOR THIS INVOICE	**$ 5,685.80**
Outstanding Balance	$ 12,496.50
TOTAL BALANCE DUE	**$ 18,182.30**

Robinson Gray is committed to offering safe, secure, and convenient options to pay your bill using: Visa, MasterCard, Discover, American Express, e-Check, Apple Pay and Google Pay

To pay by card or eCheck, click here:
Pay Now

ACH or Wire Payment Instructions
Routing Number # 063114030
Account Number # 1240014934
Account: Robinson Gray Operating Account
Remittance Email Address: AR@robinsongray.com
Physical Address: 2151 Pickens Street, Suite 500, Columbia, SC 29201

Beneficiary Bank:
South State Bank
1101 First Street South
Winter Haven, FL 33880
803-771-2265

If you prefer to make your payment by phone, or to ask any questions please call 803-929-1400 and ask for Accounts Receivable or email us at **AR@robinsongray.com**.

Robinson Gray Tax ID # 57-1036444

To download our W-9, visit our Make A Payment page at **www.robinsongray.com**

TERMS: NET 30 DAYS

ROBINSON GRAY

Litigation + Business

Please reference the invoice number(s) on all payments.
Thank you! Your business is greatly appreciated.