Docket #0540 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]	

FIFTH MONTHLY APPLICATION OF ROBINSON GRAY STEPP & LAFFITTE, LLC FOR ALLOWANCE OF COMPENSATION AND REIMBURSEMENT OF EXPENSES FOR THE PERIOD FROM OCTOBER 1, 2026, THROUGH OCTOBER 31, 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 October 1, 2026 through October 31, 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: $ 10,950.00
Amount of expense reimbursement sought as actual, reasonable, and necessary: $ 54.75

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
Charlotte Division

IN RE:	Chapter 11
BRD LAND & INVESTMENT, et al.	Case No. 26-30215
	(Jointly Administered)
Debtors.[2]	

FIFTH MONTHLY APPLICATION OF ROBINSON GRAY STEPP & LAFFITTE, LLC FOR ALLOWANCE OF COMPENSATION AND REIMBURSEMENT OF EXPENSES FOR THE PERIOD FROM OCTOBER 1 2026, THROUGH OCTOBER 31, 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 $10,950.00 together with reimbursement for actual and necessary expenses incurred in the amount of $54.75 for the period commencing October 1, 2026 through October 31, 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 $10,950.00 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 $54.75 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 $10,950.00 as compensation for necessary professional services rendered to the Debtors during the Fee Period, and the sum of $54.75 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

November 3, 2026

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

Invoice #	251411
Client #	8972
Matter #	1500
Billing Attorney	MMC

INVOICE SUMMARY

For legal fees and expenses through October 31, 2026:

RE: BRDL Warden Station Holding Co, LLC

Legal Fees	$ 10,950.00
Total Expenses	$ 54.75
TOTAL FOR THIS INVOICE	**$ 11,004.75**
Outstanding Balance	$ 18,182.30
TOTAL BALANCE DUE	**$ 29,187.05**

TIN # 57-1036444

ROBINSON GRAY

Invoice # 251411 November 3, 2026

LEGAL FEES

Date	Tkpr	Description of Service	Hours	Amount
10/02/26	MHW	Download and save Robinson Gray's First, Second, and Third Monthly Applications for Compensation and Reimbursement of Expenses; Calendar the deadline for objections and the hearing date for any objections.	.10	25.00
10/02/26	MMC	Review of assignment of rights agreement for third parties and redline of same.	.70	297.50
10/05/26	MMC	Communication re: termination of license signature pages; Review correspondence re: automatic stay; Email with client ocntact re: closing logistics; Phone call with Buyer re: settlement statment, amendment, license, and other closing items.	1.40	595.00
10/07/26	MMC	Correspond re: termination signatures and status of closing/outstanding items.	.80	340.00
10/08/26	MMC	Correspond re: closing and next steps.	.60	255.00
10/09/26	MMC	Correspond re: termination and closing.	.40	170.00
10/09/26	MMC	Correspond re: settlement agreement.	.40	170.00
10/12/26	MDW	Review termination and prepare to record and disburse.	.20	50.00
10/12/26	MDW	Disburse funds.	.70	175.00
10/12/26	MMC	Disburse termination of license fee; Review and revise Warden Station agreement and calls re: same with brokers; Advise on development agreement with City of Conway.	1.20	510.00
10/13/26	MMC	Coordination re: closing.	1.30	552.50
10/13/26	MMC	Call with Matt Tomsic and brokers re: outstanding issues.	.40	170.00
10/14/26	MMC	Correspond re: closing and settlement	1.40	595.00
10/14/26	MMC	Correspond re: redlines to contract for Warden Station.	.90	382.50
10/15/26	MMC	Review and revise closing documentation; Send finals and execution instructions to client contact.	.80	340.00
10/16/26	MMC	Review assignment agreement and email thoughts on same.	.50	212.50
10/16/26	MMC	Correspondence re: closing and license termination.	1.10	467.50
10/19/26	MMC	Review assignments; Draft language re: assumption of cure obligations.	.90	382.50
10/19/26	MMC	Correspond re: contract review for Warden Station.	.30	127.50
10/19/26	MMC	Correspondence re: license terminations and receipt of payment.	.40	170.00
10/20/26	MDW	Record termination and email to Fayassoux Law. Phone calls to Orangeburg County regarding rejection. Discuss with MMC.	.30	75.00
10/20/26	MMC	Emails re: termination of license and closing.	.30	127.50

ROBINSON GRAY

Invoice # 251411 November 3, 2026

Date	Tkpr	Description of Service	Hours	Amount
10/21/26	MMC	Call with Will Lily re: Potential Buyer for Warden Station	.20	85.00
10/21/26	MMC	Review reliance letter and approve same for Phase I on Clark.	.40	170.00
10/21/26	MMC	Revise and correspond with potential buyer re: contract terms.	.50	212.50
10/22/26	MMC	Review and revise assignment agreement for Sowthwyck.	1.10	467.50
10/22/26	MMC	Correspond re: Clark Road closing.	.30	127.50
10/22/26	MMC	Call with Matt Tomsic re: DLP and closing of Clark.	.30	127.50
10/23/26	MMC	Review and revise contract from potential buyer for Warden Station.	1.80	765.00
10/26/26	MMC	Complete review of contract for potential buyer and email thoughts re: same to client contacts.	1.30	552.50
10/26/26	MMC	Emails re: assignment agreement.	.30	127.50
10/27/26	MMC	Call re: redlines to contract for Warden Station.	.60	255.00
10/27/26	MMC	Additional redlines to Warden Station contract based on call with client contacts and email clients re: same.	1.30	552.50
10/28/26	MMC	Call with Matt Tomsic re: potential buyer and other closing matters. Call to attorney for potential buyer re: revisions and email regarding same.	.70	297.50
10/28/26	MMC	Review due diligence file for information on current PDD plan.	.40	170.00
10/29/26	MMC	Revise assignment for Southwyck and email same to client contacts.	.80	340.00
10/29/26	MMC	GIS research re: parcels being assigned for Southwyck.	.40	170.00
10/29/26	MMC	Call with Matt Tomsic re: Warden Station sale.	.50	212.50
10/30/26	MMC	Call with Rob Tramatano re: potential contracts on Warden Station.	.30	127.50
		TOTAL LEGAL FEES		**$ 10,950.00**

TIMEKEEPER SUMMARY

Timekeeper	Hours	Rate	Total
Campolong, Molly	25.00	425.00	10,625.00
Wessinger, Missie	1.20	250.00	300.00
White, Melissa	.10	250.00	25.00
TOTALS	**26.30**		**$ 10,950.00**

Invoice # 251411 November 3, 2026

EXPENSES

Date	Description	Amount
10/13/26	Document retrieval fee for corporate records of BRD Land & Investment, LP paid to South Carolina Secretary of State with firm visa	25.00
10/20/26	E-recording filing fee for Termination of License Agreement paid to Orangeburg County Register of Deeds with firm Visa	29.75
	TOTAL EXPENSES	**$ 54.75**
	TOTAL THIS INVOICE	**$ 11,004.75**

Invoice # 251411 November 3, 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
249365	10/07/26	5,685.80	.00	5,685.80

Outstanding Balance	$ 18,182.30
Balance Due For This Invoice	$ 11,004.75
TOTAL BALANCE DUE	**$ 29,187.05**

ROBINSON GRAY
Litigation + Business

REMITTANCE ADVICE

Client-Matter #: 8972-1500-MMC

RE: BRDL Warden Station Holding Co, LLC

BALANCE DUE FOR THIS INVOICE	**$ 11,004.75**
Outstanding Balance	$ 18,182.30
TOTAL BALANCE DUE	**$ 29,187.05**

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.