

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

<p>IN RE:</p> <p>BRD LAND & INVESTMENT,</p> <p style="text-align: center;">Debtor.</p>	<p>Chapter 11</p> <p>Case No. 26-_____</p>
<p>IN RE:</p> <p>BRDL WARDEN STATION HOLDING CO LLC,</p> <p style="text-align: center;">Debtor.</p>	<p>Chapter 11</p> <p>Case No. 26-_____</p>
<p>IN RE:</p> <p>BRDL WARDEN STATION, LLC,</p> <p style="text-align: center;">Debtor.</p>	<p>Chapter 11</p> <p>Case No. 26-_____</p>

**DEBTORS’ MOTION FOR ORDER DIRECTING JOINT
ADMINISTRATION OF RELATED CHAPTER 11 CASES**

BRD Land & Investment, a South Carolina partnership (“BRD”), BRDL Warden Station Holding Co, LLC (“Holding Co”), and BRDL Warden Station, LLC (“Warden Station” and with BRD and Holding Co, collectively, the “Debtors”),¹ debtors and debtors-in-possession in the above-captioned cases, hereby move (the “Motion”) the Court for entry of an order (the “Order”), pursuant to Bankruptcy Rule 1015(b) and Local Rule 1015-1, (a) directing the joint administration

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.



of the Debtors' chapter 11 cases and (b) granting certain related relief. In support of this Motion, the Debtors respectfully state as follows:

JURISDICTION

1. The Court has jurisdiction over the Motion pursuant to 28 U.S.C. §§ 157 and 1334. This is a core proceeding within the meaning of 28 U.S.C. § 157(b). Venue of these proceedings and the Motion in this Court is proper under 28 U.S.C. §§ 1408 and 1409.

2. The statutory bases for the relief requested herein are Section 105(a) of the Bankruptcy Code, Rules 1015(b) of the Bankruptcy Rules, and Rule 1015-1 of the Local Rules.

BACKGROUND

3. On February 24, 2026 (the "Petition Date"), the Debtors filed their respective voluntary petitions for relief under chapter 11 of the Bankruptcy Code.

4. The Debtors continue to operate their businesses and manage their property as debtors-in-possession pursuant to Sections 1107(a) and 1108 of the Bankruptcy Code. No creditors' committee, trustee, or examiner has been appointed in these cases.

5. In support of this Motion, the Debtors rely on the Affidavit of William A. Barbee in Support of First Day Relief (the "Barbee Affidavit")² for the relief requested herein.

6. The Debtor BRD is a South Carolina partnership. BRD is headquartered in Charlotte, North Carolina. BRD is an entitlement and permitting company focusing on selling shovel-ready land to national and regional homebuilders.

7. Holding Co is a North Carolina limited liability company. Holding Co is headquartered in Charlotte, North Carolina. Holding Co is the sole Member of Warden Station.

² Any capitalized terms not defined herein shall have the meaning attributed to them in the Barbee Affidavit.

8. Warden Station is a North Carolina limited liability company. Warden Station is headquartered in Charlotte, North Carolina. Warden Station is a project-specific entity that holds the real property of a Warden Station project located in Conway, South Carolina.

RELIEF REQUESTED

9. By this Motion, the Debtors seek entry of an order, pursuant to Bankruptcy Rule 1015(b) and Local Rule 1015-1, directing the joint administration of the Debtors’ chapter 11 cases.

10. The Debtors also request the entry of an order directing parties in interest to use the following consolidated caption to indicate that any pleading filed relates to the jointly administered bankruptcy cases of “BRD Land & Investment, et al.”:

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

IN RE: BRD LAND & INVESTMENT, et al. Debtors. ³	Chapter 11 Case No. 26-_____ (Jointly Administered)
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11. Finally, the Debtors request that a docket entry be made on the docket in the chapter 11 cases of Holding Co and Warden Station substantially as follows:

An order has been entered in this case directing the procedural consolidation and joint administration of the chapter 11 cases of BRD Land & Investment, a South Carolina partnership, BRDL Warden Station Holding Co LLC, and BRDL Warden Station, LLC. The docket of BRD Land & Investment, Case No. 26-

³ 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.

_____, (_____), should be consulted for all matters affecting this case.

BASIS FOR RELIEF

12. Bankruptcy Rule 1015(b) provides, in relevant part, “if a joint petition or two or more petitions are pending in the same court by or against . . . a debtor and an affiliate, the court may order a joint administration of the estates.” Local Rule 1015-1 states that “[t]he bankruptcy estates of related cases may be jointly administered only by order of the Court after notice and hearing.” BRD is the sole member of Holding Co, and Holding Co is the sole member of Warden Station, and, accordingly, the Debtors are “affiliates,” as that term is defined in Section 101(2) of the Bankruptcy Code. An order of joint administration relates to the routine administration of a case and may be entered by the Court after notice and a hearing. *See* Local Rule 1015-1. Accordingly, this Court is authorized to grant the relief requested herein.

13. The joint administration of the Debtors’ chapter 11 cases will permit the Clerk of Court to utilize a single general docket for these cases and combine notices to creditors of the Debtors’ respective estates and other parties in interest. Entering an order directing joint administration of the Debtors’ chapter 11 cases will avoid the need for duplicative notices, motions, and applications, thereby saving time and expense. Joint administration also will enable parties in interest in each of the above-captioned chapter 11 cases to be apprised of the various matters before the Court in each of these cases. The Court also will be relieved of the burden of entering duplicative orders and maintaining redundant files in two cases. Finally, the rights of parties in interest will not be prejudiced or otherwise affected in any way by the entry of an order directing the joint administration of the Debtors’ chapter 11 cases for procedural purposes only.

14. Pursuant to Section 342(c)(1) of the Bankruptcy Code, “[i]f notice [is] required to be given by the debtor to a creditor . . . such notice shall contain the name, address, and last four

digits of the taxpayer identification number of the debtor.” The proposed caption above contains all of the required information and, therefore, satisfies the terms of Section 342(c) of the Bankruptcy Code.

NOTICE

15. Notice of this Motion has been given to the following parties: (a) the holders of the twenty largest general unsecured claims against Debtors; (b) the Internal Revenue Service; (c) the Office of the United States Bankruptcy Administrator for the Western District of North Carolina; (d) DLP Lending Fund, LLC; (e) Shumaker, Loop & Kendrick, LP; and (f) Harvey & Vallini, LLC. The Debtors submit that, in light of the nature of the relief requested, no other or further notice need be given.

WHEREFORE, the Debtors respectfully request the Court conduct a hearing on this Motion as scheduled by the Court and enter an Order, substantially in the form attached hereto as Exhibit A, (a) directing the joint administration of the Debtors’ chapter 11 cases and (b) granting certain related relief.

This the 24th day of February, 2026.

RAYBURN COOPER & DURHAM, P.A.

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

Exhibit A

PROPOSED ORDER

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

IN RE: BRD LAND & INVESTMENT, Debtor.	Chapter 11 Case No. 26-_____
IN RE: BRDL WARDEN STATION HOLDING CO LLC, Debtor.	Chapter 11 Case No. 26-_____
IN RE: BRDL WARDEN STATION, LLC, Debtor.	Chapter 11 Case No. 26-_____

**ORDER DIRECTING JOINT ADMINISTRATION OF
RELATED CHAPTER 11 CASES**

Upon the motion (the “Motion”)¹ of BRD Land & Investment, a South Carolina partnership (“BRD”), BRDL Warden Station Holding Co LLC (“Holding Co”), and BRDL Warden Station,

¹ Capitalized terms used, but not defined, herein shall have the meanings set forth in the Motion.

LLC (“Warden Station” and with BRD and Holding Co, collectively, the “Debtors”),² debtors and debtors-in-possession in the above-captioned cases, for entry of an order pursuant to Bankruptcy Rule 1015(b) and Local Rule 1015-1, (a) directing the joint administration of the Debtors’ chapter 11 cases and (b) granting certain related relief; and upon the Barbee Affidavit; and due and sufficient notice of the Motion having been given; and it appearing that no other or further notice need be provided; and upon the record therein; and it appearing that the relief requested by the Motion is in the best interests of the Debtors’ estates, their creditors, and other parties-in-interest; and after due deliberation and sufficient cause appearing therefor;

IT IS HEREBY ORDERED THAT:

1. The Motion is GRANTED.
2. The above-captioned chapter 11 cases are so consolidated for procedural purposes only and shall be jointly administered. The Clerk of Court shall maintain one file and one docket for these jointly administered cases, which file and docket for each chapter 11 case shall be the file and docket for BRD Land & Investment, Case No. 26-_____ (_____).
3. Parties in interest are directed to use the following caption, which satisfies the requirements of Section 342(c) of the Bankruptcy Code in all respects, when filing a pleading with the Court in the chapter 11 cases of the Debtors to indicate that the pleading relates to the jointly administered chapter 11 cases of “BRD Land & Investment, et al.”:

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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.

IN RE:

BRD LAND & INVESTMENT, et al.

Debtors.³

Chapter 11

Case No. 26-_____

(Jointly Administered)

4. A docket entry shall be made on the docket for BRDL Warden Station Holding Co

LLC and BRDL Warden Station, LLC substantially as follows:

An order has been entered in this case directing the procedural consolidation and joint administration of the chapter 11 cases of BRD Land & Investment, a South Carolina partnership, BRDL Warden Station Holding Co LLC, and BRDL Warden Station, LLC. The docket of BRD Land & Investment, Case No. 26-_____ (_____), should be consulted for all matters affecting this case.

5. Nothing contained in the Motion or this Order shall be deemed or construed as directing or otherwise effectuating a substantive consolidation of any of the above-captioned chapter 11 cases.

6. Pursuant to Local Rule 9013-1(f), any party shall be entitled to request a hearing or request that the Court reconsider entry of this Order by filing a motion for reconsideration within fourteen (14) days of service of this Order.

This Order has been signed electronically. The judge's signature and court's seal appear at the top of the Order.

United States Bankruptcy Court

³ 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.