Docket #0243 Date Filed: 06/09/2026

341 First Creditor's Meeting
Chapter 11 Proceedings Memo

Debtor:	BRD Land & Investment, et al.[1]
Case No.:	26-30215, 26-3013, 26-30214
Date / Time:	June 3, 2026, at 3:00 p.m.
Continued:	June 17, 2026, for documents only
Individual Testifying:	Andy Barbee
Title:	Chief Restructuring Officer
Sworn / Affirmed:	☐ Yes ☐ No ■ Previously Sworn
Debtor Attorney:	Matthew L. Tomsic

The 341 Meeting of Creditors was called and continued another two weeks to allow the Debtor to provide additional information as requested.

Creditors Present: No / Yes (see attached)

Items Requested / Additional Requirements: No / Yes (see attached)

/s/ Shelley K. Abel
Presiding Office

Creditors Present:

- Esther McKean, counsel for DLP Capital Lending Fund LLC
- Louis Spencer, counsel for DLP Capital Lending Fund LLC
- Stephanie Ward, counsel for Unsecured Creditors Committee
- Scott Stone, business rep for American Engineering Associates (member of UCC)
- Stephen Gregar

Items Requested / Additional Requirements*:
*Debtors requested to make amendments and provide requested documents by May 13, 2026; struck text has been provided to BA as of the date of filing this memo.

- Documents
  - Complete copies of all insurance policies:
    - Need insurance for residential structure located at 119 Sigmon Ridge Dr. Statesville, NC
    - BA confirming receipt of policies for all other properties as requested by email
  - ~~D&O insurance policy and extension documents~~
  - ~~Keyman insurance policy~~
  - ~~Data room access~~
  - ~~Invoices from Fox Rothschild, if any~~
  - ~~Partnership agreement~~

[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). Th
Charlotte, NC 28226. In addition, the 341 meetings are being jointly held.

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- ~~If related party receivables are documented with loan agreements, please provide copies of these agreements~~
- ~~Employment agreements in effect during the 2 years prior to the petition date~~
- ~~Agreements regarding commissions or fees for raising equity or financing~~
- Recapitalization agreement from 2023
- ~~6 months of bank statements (post 341 addition by BA)~~
- ~~SoFA question 3 – provide excel file~~
- Bill.com records for one year prior to the petition date and confirm 4 years is preserved

- FRBP 2015.3 reports for all subsidiary entities that are not also debtors

- Schedule A/B:
  - ~~Research real property records to identify any omitted parcels and deeds of trust; if easements are properly considered an asset, please also include these~~
  - ~~Related party receivables~~
  - Website and any other domains owned by Debtor entities – consider adding as an asset?
  - Escrows – where to document and value? Do these get recognized as assets on Debtor's balance sheet?

- SoFA amendments/supplements
  - SoFA question 4 –
    - ~~break out amounts, dates, payment category (expense reimbursement versus bonus versus payroll)~~
    - ~~consider adding Kevin Burrell (sp?)~~
    - confirm review of payments made to third parties for benefit of insiders (such as credit cards)
  - SoFA question 22 – review available Phase Is to determine if any contamination risks to disclose
  - SoFA question 25 – if underlying transaction ended before the petition date (even if legal entity survives), consider providing greater detail about when that concluded
  - SoFA question 30 – provide breakout of payments with dates, amounts, category, and payee