

Article Excerpts Depicting “**Feuds With Everyone**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
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Spencer Young Feuds With Everyone.

For example, he played a prominent role in a notorious . . .

a) Parking Dispute That Led To Problems With Tenants			
<i>“The Parking feud led to problems with tenants”</i>	N&O-17	10	The parking “dispute” and the associated “problems” with tenants were ORCHESTRATED.
<i>“Lex Alexander, the owner of 3Cups, has been feuding with landlord Spencer Young over parking since last year”</i>	CHN-07		Any objective investigation of the facts will logically lead to the following CONCLUSION: It is IMPOSSIBLE that Spencer Young, a well-liked and respected Wall Street executive with a successful and unblemished real estate and banking career spanning over 20 years could suddenly become colossally incompetent, and a social pariah to boot.
<i>“Young’s dispute with Alexander is tied to a larger dispute Young’s been facing with P.H. Craig.</i>	CHN-08		Lex Alexander was an important “pawn” in this smear campaign and sabotage of <i>The Courtyard of Chapel Hill</i> because it coincided with his own agenda. However, he was oblivious as to whom the underlying sponsors were.
<i>“[Lex Alexander] said the dispute has been going on with the landlord of the business’ property, Spencer Young, for almost a year.”</i>	DTH-06		Importantly, Mr. Alexander was aware Spencer Young was being STONEWALLED from resolving the so-called “parking “dispute” – ergo, his actions and statements were all an ACT.
<i>“[The foreclosure hearing might be the end of a long-running , complicated dispute between Young and tenants of The Courtyard</i>	DTH-08		Lex Alexander was in reality the ONLY tenant who made an issue about the parking with Mr. Young – and he was instructed to withhold rent and provided assurances that Young would NOT be able to collect such monies.
<i>Young’s dispute with Alexander is tied to a larger dispute Young has been having with PH Craig</i>	N&O-13 N&O-14		
<i>The feud with PH Craig led to problems with the tenants, who said Young was not delivering on promised parking.</i>	N&O-16		

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<i>Title of Article: Coffee Shop Moving over Parking Dispute - Lex Alexander, the owner of 3 Cups, a small shop specializing in gourmet coffee, has been feuding with landlord Spencer Young over parking since last year.</i>	N&O-11	10	<p>Mr. Alexander’s motives were simple:</p> <ul style="list-style-type: none"> ➤ His business was failing long before the parking lot was unlawfully blockaded – After Young acquired the property, he provided Young with financial statements showing significant losses, and demanded a \$260,000 investment in his business – otherwise, he would leave as tenant ➤ Lex did what all incompetent tenants and cowards do – blame his own shortcomings on the landlord. ➤ He withheld rent and was a prolifically quoted dissenting voice, with an underlying objective to undermine the economic viability of the subject property. His public statements were either complete lies or twisted equivocations of facts, hence exhibiting a lack of personal integrity.
<i>Title of Article: 3 Cups Coffee Shop Faces Eviction -- A Long-Running Feud over Parking Precedes the Move by the Owner of The Courtyard</i>	N&O-12		
<i>Lex Alexander, the owner of 3 Cups, a small shops specializing in gourmet coffee, has been feuding with landlord Spencer Young over parking since last year.</i>	N&O-12		
<i>Lex Alexander said “I have signed a lease on a new space on Elliot Road. I gave it a shot in downtown Chapel Hill, but it didn't work Alexander [also] said he'd take' one more shot at a resolution of the disagreement with Young.”</i>	HS-11	8	These statements are CONTRADICTORY , as one would not enter into a lease at another location, if attempting a resolution. For the record, Mr. Alexander made NO ATTEMPT WHATSOEVER to resolve that which he concocted and caused. It was Mr. Alexander's plan to leave all along, and undermine the economic viability of the property, as perverted retribution for his own failings.
<i>“3 cups dispute may end in moving.”</i>	HS-11	7	Lex Alexander’s preposterous public announcement that he was leaving on the eve of his 3 Cups business being physically evicted was a BOLD-FACED LIE – he hadn’t paid rent for 8 months, so he was EVICTED FOR NON-PAYMENT OF RENT – it’s that simple.
<i>Lex Alexander, proprietor of 3 Cups in The Courtyard on W. Franklin St., announcing that he was moving his business rather than fight an eviction notice from his landlord, Spencer Young.</i>	HS-12		

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<i>On Wednesday, Young's attorney filed to have 3 Cups evicted</i>	N&O-12	4	Shanahan Law Group was directed to carry out THREE actions: (1) file for eviction of 3 Cups; (2) seek judgment for all past due rents and the acceleration of 3 Cups rent commitments as per its lease, aggregating over \$500,000; and seek collection pursuant to the personal guarantee of Lex Alexander. Shanahan only carried out # 1, despite frequent prodding by Spencer Young to execute ALL THREE ACTIONS.
<u>Title of Article:</u> “Parking Disputes Cause Shop’s Move”	DTH-06	10	<p>The representation that the parking “dispute” caused the 3 Cups move is bombastically false, and coincides with patently evil coinciding agendas.</p> <p>Immediately after evicting 3 Cups, Mr. Young recruited and executed a lease with venture capitalists from Pittsburgh, who opened Bliss Bakery, taking over space formerly occupied by 3 Cups AND Swanson & Associates Landscape Architects. The lease was executed at a market rental rate, which was effectively DOUBLE the rent that 3 Cups was paying.</p> <p>At the time the article was written in the <u>Daily Tar Heel</u> about Bliss Bakery [Feb 2, 2009] taking over the 3 Cups space, Mr. Young was NOT the “FORMER landlord” – he was still very much THE LANDLORD, because the Chapter 11 filing of the LLC that owned The Courtyard of Chapel Hill had STOPPED Wachovia’s foreclosure efforts.</p> <p>The ONLY operating tenant who tried to link the unlawful parking lot blockade with a dispute with the landlord was Lex Alexander, who shown himself to be an pathologically unabashed liar with patently evil intentions.</p>
<i>“[3 Cups moved out] after an ongoing parking dispute.”</i>	DTH-06		
<i>Coffee shop, 3 Cups, left the complex in June after a conflict with Young about parking.</i>	DTH-08		
<i>“Bliss[Bakery] occupies the former space of 3 Cups, which left due to a dispute with the former landlord”</i>	DTH-11		
<i>A dispute over parking has embroiled Young and some of his tenants for months.</i>	HS-12		

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And because he was unable to resolve this . . .

b) Dispute Between Private Parties.			
<i>“This appears to be a dispute between two private parties and would be nobody’s business but theirs . . .”</i>	CHN-06	10	This was NOT a contract dispute between PRIVATE parties – rather it was an orchestrated commercial sabotage intended to undermine the economic viability of <i>The Courtyard of Chapel Hill (“TCoCH”)</i> .
<i>[Young and Craig] have long been locked in a stalemate over the parking lot.</i>	CHN-06		This was accomplished through use of unwitting “pawns”, one of whom was Pleezy Harbor Craig, Jr., who had a long notorious history of bad faith and cantankerous behavior, who goes by the moniker “P.H. Craig”
<i>[Young and Craig] have been locked in a dispute over a contract for [parking] spaces”</i>	CHN-01		Here’s what happened:
<i>“[This is an] endless standoff</i>	CHN-06		➤ PH Craig REFUSED to enter into ANY agreement at ANY terms, demonstrating a level of bad faith never before experienced by senior Womble Carlyle real estate partner, Bill Matthews;
<i>“[This is strictly a] conflict between Craig and Young”</i>	DTH-04		➤ PH Craig then attempted to disrupt commerce at TCoCH over a period of 18 months, however, in each instance, he was promptly thwarted by the Town of Chapel Hill;
<i>“The spaces have been part of an ongoing battle between Spencer Young . . . and PH Craig. . .”</i>	DTH-05		➤ In July 2007, Town Attorney, Ralph Karpinos received requests from operatives of Morgan Stanley and Kirkland & Ellis to economically destabilize TCoCH.
<i>“The Courtyard then had a feud between Spencer Young III, the landlord at the time, and PH Craig, owner of the adjacent parking lot about the lot’s use.”</i>	DTH-10		➤ The destabilization efforts were targeted for the last weekend of July 2007, to coincide with a onerous default divorce judgment in New York that Mr.
Title of Article: <i>“Parking Dispute Heats Up”</i>	HS-01		
<i>“A parking dispute riddled with failed negotiations and bad feelings has hit a wall.”</i>	HS-01		

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<i>“. . . PH Craig and Spencer Young [have been] combatants in a territorial argument centering on The Courtyard shopping center on West Franklin Street”</i>	HS-02	10	<p>Young was not informed about;</p> <ul style="list-style-type: none"> ➤ Working with Gene Poveromo of the Chapel Hill Planning Dept, Mr. Karpinos outlined the steps for PH Craig to follow in order to: (1) erect a blockade of the TCoCH parking lot; (2) avoid having to pay fines for violating the operative special use permit (“SUP”); and (3) prevent Mr. Young from otherwise resolving the issue ➤ Mr. Karpinos and Mr. Poveromo collaborated in executing steps A through C as follows in order to achieve these objectives: (A) classify the blockade as the manifestation of an intractable contract dispute between private parties, and strongly recommend the Town of Chapel Hill NOT get involved; (B) issue a notice of violation of the SUP, which was JOINTLY addressed to Messrs. Craig and Young (as parties to the SUP), offering them two alternatives to avoid daily fines: (1) remove the blockade; or (2) develop alternative plans and file for an amended SUP, which is typically a two year process to conclude; and (C) direct the Chapel Hill Police Dept (via its in-house counsel Terri Gail) that Mr. Young is to be arrested for trespassing if he, or one of his agents attempts to remove the blockade. ➤ Steps A, B and C, ensured the blockade would remain in place for at least two years, enough time to economically destabilize TCoCH.
<i>“The relationship between the two men has been stormy.”</i>	HS-02		
<i>“Good grief. This is a dispute between a few private individuals, and we’re not in a position to referee.”</i>	CHN-06		
<i>“Craig and Courtyard owner Spencer Young have a stormy relationship and haven’t reached a lease agreement on the property since Young bought the development in 2005. Craig closed his property to Courtyard use over the summer”.</i>	HS-08		
<i>The quarrel [between Craig and Young] -- like many in this community -- began over parking.</i>	HS-10		
<i>“ Young has engaged in a feud with adjoining property owner PH Craig over the lease of parking spaces”</i>	HS-14		
<i>The blockading of the parking lot, which Young calls Machiavelli has hobbled commerce, bothered customers and dragged public officials into a private matter,</i>	N&O-08		

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He was also responsible for the . . .

c) Lease Contract Breaches That Caused Tenants To Withhold Rent.			
<i>“[Lex] Alexander . . . had been feuding with Young over parking and had been paying his rent into an escrow account”</i>	CHN-08	8	Lex Alexander demonstrated himself to be an especially prolific liar, making statements that could readily be proven false, and which were backed up by his own actions.
<i>“[3 Cups and SandwHich said they had been paying the rent into an escrow account for the past eight months, until Young provides the parking availability that he is contractually obligated to or from them</i>	HS-10		There was no provision in his lease, nor ANY other lease at The Courtyard of Chapel Hill that guaranteed adequacy of parking. This is because of past cantankerous behavior of the fellow whose fully encumbered land was part of the operative Special Use Permit – to wit. Pleezy Harbor Craig, Jr. (a/k/a “P.H. Craig”).
<i>3 Cups owner Lex Alexander said Sunday that he has been paying his rent into an escrow account for seven or eight months instead of sending checks to Young or a management company. Alexander argues Young is in violation of 3 Cups lease which guarantees a certain amount of parking.</i>	N&O-09		Mr. Alexander’s payment into an escrow account predicated on what he knew to be an entirely false premise, together with knowing Mr. Young was availed no opportunity to remove the unlawful parking lot blockade, makes his actions especially sinister, and therefore exposes him to significant damages.
<i>Coffee shop owner Lex Alexander said he had been paying his rent into an escrow account because a dispute between Young and parking lot owner PH Craig had deprived his customers of parking.</i>	N&O-10		

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<i>Alexander had been feuding with landlord Spencer young over parking and had been paying his rent into an escrow account.</i>	N&O-10	8	See previous page explanation
<i>“3 Cups withheld rent because Spencer Young hadn’t provided enough promised parking.”</i>	N&O-18, N&O-17		
<i>“3 Cups owner Lex Alexander said he has been paying his rent into an escrow account instead of sending checks to Young or a management company. He argues Young is in violation of 3 Cups’ Lease, which guarantees a certain amount of parking”</i>	CHN-05		
<i>“[Lex] Alexander says he’s been paying rent into an escrow account instead of directly to Young because Young is violating his lease by failing to provide the guaranteed amount of parking.”</i>	CHN-06		
<i>“Young has a contract to provide us parking . . . He has an obligation to provide spots” [Lex Alexander said]</i>	DTH-04		
<i>“In the lease between Alexander and Young, ‘Young is responsible for paying the lease on the parking’ provided to the [3 Cups] Coffee Shop’, [Lex] Alexander said.’</i>	DTH-06	9	

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<i>Alexander said the property owner [Spencer Young] was in default on his lease based on a failure to provide 79 parking spaces as outlined in the nearly 30-year-old special use permit with the Town [of Chapel Hill]. He said there was more than \$40,000 in the escrow account which is approximate half of what Young claims is owed in rent.</i>	HS-09	10	As discussed previously, NO TENANT LEASE at the subject property PROVIDED ANY GUARANTEES WHATSOEVER by the landlord -- and therefore the notion of withholding rent because of an unlawful parking lot blockade the landlord was not responsible for and was prevented from removing is patently absurd -- and therefore an OBVIOUS FRAUD.
<i>“Because of the parking dispute, 3Cups and its sister business, SandwHich have been paying rent into an escrow account, instead of to Young.</i>	CHN-07		SandwHich was NOT withholding rent -- and such a statement is a BOLDFACE lie. At the time, SandwHich was subleasing their space from 3 Cups -- in other words, they paid their share of the rent to 3 Cups, and 3 Cups was the ONLY TENANT WHO WITHHELD THEIR RENT over parking.
<i>“Alexander said he and SandwHich owners Janet and Hich Elbetri have been paying rent into an escrow account for about 8 months, insisting that Young restore parking availability that he is contractually obligated to provide for The Courtyard.</i>	HS-09		Immediately after 3 Cups was evicted, SandwHich did the following: (1) paid the rent Lex Alexander had withheld pertaining to their space; (2) expanded their space at The Courtyard of Chapel Hill; and (3) entered into a lease at a market rate, which was roughly double what they were previously paying.
<i>“Alexander and the owners of SandwHich, Janet and Hich Elbetri, have put several months worth of rent payments into an escrow account pending the re-establishment of what they believe to be required parking at The Courtyard.</i>	HS-11		These actions alone demonstrate beyond all doubt that in this matter LEX ALEXANDER was a BOLD LIAR and a COMPLETE FRAUD.

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This matter is simple enough . . .

d) Young Owns The Courtyard And Craig Owns Most Of Its Parking.			
<p><i>“Spencer Young, who owns The Courtyard, and PH Craig, who owns most of the parking attached to it . .</i></p>	CHN-01	5	<p>PH Craig does NOT, and NEVER did hold free and clear ownership of the subject parking spaces– rather they are fully encumbered.</p>
<p><i>“The owner of most of the spaces in the lot, PH Craig, and the owner of The Courtyard, Spencer Young</i></p>	CHN-01		<p>Their encumbrance is specified for the <u>exclusive use of The Courtyard of Chapel Hill and its patrons</u> pursuant to a Special Use Permit issued by the Town of Chapel Hill in 1979.</p>
<p><i>“. . . two property owners are in conflict over the lot that sits in front of the Courtyard shopping center on West Franklin Street”</i></p>	DTH-03		<p>This SUP was issued in order to meet minimum parking requirements after the addition of the 3-story building to the complex in 1979.</p> <p>The minimum parking requirements have since been rescinded by the Town.</p> <p>Mr. Craig contributed the subject land parcels into a trust established by the Town in 1979 and he was compensated for doing so. Therefore based on the aforementioned facts, the statement “<i>PH Craig owns most of the parking lot for The Courtyard of Chapel Hill</i>”, is a COMPLETE MISREPRESENTATION, and deliberately misleading in the context of journalistic reporting.</p>

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<i>“At the center of the dispute are Spencer Young, who bought The Courtyard in 2005 and P.H. Craig, who owns about 50 spaces on the lot next to the Courtyard”</i>	DTH-03	5	Statements indicating “ <i>PH Craig owns most of the parking lot for The Courtyard of Chapel Hill</i> ”, are a COMPLETE MISREPRESENTATION, and deliberately misleading in the context of journalistic reporting thus rendered.
<i>“Spencer Young, owner of the Courtyard of Chapel Hill, and PH Craig, who owns most of the associated parking space. . .”</i>	CHN-06		
<i>“Young owns The Courtyard in the 400 block of W. Franklin. But most parking there is owned by PH Craig.”</i>	CHN-06		
<i>Young owns The Courtyard in the 400 block of West Franklin Street, but Craig owns most of the parking attached to it.”</i>	CHN-08		
<i>“...between Spencer Young , owner of the office and retail facility The Courtyard at 431 W. Franklin St., and PH Craig, the owner of the parking lot next to it.”</i>	DTH-05		
<i>”Young, who owns The Courtyard, in turn is feuding with PH Craig, who owns the parking lot next to the property.”</i>	DTH--06		

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<i>“Young was unable to reach an agreement with PH Craig, who owns most of the parking lot next to The Courtyard”</i>	DTH-08	5	Statements indicating “ <i>PH Craig owns most of the parking lot for The Courtyard of Chapel Hill</i> ”, are a COMPLETE MISREPRESENTATION, and deliberately misleading in the context of the journalistic reporting thus rendered.
<i>Spencer Young, a former New York businessmen, owns The Courtyard. PH Craig a longtime Chapel Hill property owner, owns most of the parking attached to it.</i>	HS-10		
<i>The quarrel -- like many in this community -- began over parking. Spencer Young, a former New York businessman, owns The Courtyard. PH Craig, a long time Chapel Hill property owner, owns most of the parking attached to it.</i>	HS-10		
<i>Young was also battling with PH Craig, who owned a parking lot next to The Courtyard. Before young boy to downtown Chapel Hill shopping center in 2005, the Courtyard owners paid Craig for the use of the lot for the customers of their businesses.</i>	HS-15		
<i>On Sunday PH Craig the owner of parts of the lot behind The Courtyard barricaded off most of the 80 parking spaces with yellow caution tape gravel piles sawed-off utility poles and other odds and ends.</i>	N&O-05		

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<i>The Courtyard, a collection of small retail and office space is owned by Spencer Young. Most of the parking lot behind it is owned by PH Craig.</i>	N&O-09	5	Statements indicating “ <i>PH Craig owns most of the parking lot for The Courtyard of Chapel Hill</i> ”, are a COMPLETE MISREPRESENTATION, and deliberately misleading in the context of the journalistic reporting thus rendered.
<i>Young owns The Courtyard, a collection of small restaurant in office spaces in the 400 block of W. Franklin St. But most of the parking that attached to the center by a special zoning permit is owned by Chapel Hill land owner PH Craig</i>	N&O-11		
<i>Young owns The Courtyard, a collection of small restaurants and office spaces in the 400 block of W. Franklin St.. But most of the parking that's attached to the center by special zoning permit is owned by Chapel Hill land owner PH Craig.</i>	N&O-12		
<i>Young owns the courtyard in the 400 block of W. Franklin St., but Craig owns most of the parking attached to it.</i>	N&O-13		
<i>Investor PH Craig owns most of the parking behind The Courtyard</i>	N&O-16		

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<p><i>Craig owns portions of two lots that have served the courtyard's tenants since 1979. He cleared some brush so that Waste Management Inc. trucks might be able to drive over the Roberson street curb and remove two large trash bins and recycling containers used by The Courtyard's tenants.</i></p>	<p>N&O-04</p>	<p>9</p>	<p>The statement concerning clearing brush is a BOLDFACE LIE.</p> <p>Months earlier, PH Craig attempted to create an illegal driveway for his lot from Roberson street. As this was a violation of the operative Special Use Permit, the Town of Chapel Hill prevented him from doing so.</p> <p>Presenting Mr. Craig’s illegal brush clearing near Robeson Street in the context of his making an helpful accommodation to Waste Management is not only absurd, it is an abomination in journalistic reporting</p>

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However, concerning the parking spaces Craig owns . . .

e) Young Won’t Lease and Craig Won’t Sell.			
<i>Young refuses to pay rent for the parking spaces, and Craig refuses to sell Young the parking lot.</i>	CHN-06	9	The statement that Young won’t lease is ABSOLUTELY PREPOSTEROUS and an instance of shameful and reprehensible journalistic reporting.
<i>“Craig won’t sell to Young his share of the lot, Young won’t pay Craig “a red cent”</i>	CHN-04		As documented in great detail by senior real estate partner, Bill Matthews of Womble Carlyle, PH Craig REFUSED to enter into ANY AGREEMENT AT ANY TERMS.
<i>“[Craig and Young] are at loggerheads: Young won’t pay Craig Rent and Craig won’t sell Young the parking lot.”</i>	CHN-05		Moreover, copies of Womble Carlyle’s summary of events and findings reveal an astonishing level of bad faith by PH Craig, copies of which were provided to each of the local newspapers. Therefore by printing such utterly false and disparaging statements in the majority of the more than 60 articles written about Mr. Young’s ownership of The Courtyard of Chapel Hill, each publication is now exposed to significant liability for damages, and unimaginable pain and suffering resulting from these MANY INSTANCES OF LIBEL.
<i>“Young won’t pay Craig rent for the spaces, and Craig won’t sell the lot to Young.”</i>	CHN-07		Spencer Young agreed to many different lease agreements with PH Craig, but Mr. Craig always reneged when it came time to sign the contract.
<i>“PH Craig wanted rent from Spencer Young, and Young wanted to buy the spaces. Neither would yield.”</i>	N&O-17		
<i>“Young won’t pay rent for the spaces, and Craig won’t sell the lot to Young.”</i>	CHN-08		

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<i>Craig doesn't want to sell the parking spots to Young. Young doesn't want to pay Craig rent for the spots.</i>	HS-10	9	Messrs. Matthews (of Womble Carlyle) and Young had never encountered a more egregious instance of bad faith as that exhibited by PH Craig.
<i>Craig said he had been trying to renegotiate a contract with Courtyard owners Spencer C. young. The previous agreement expired in January 2006</i>	N&O-04		
<i>“My afternoon business is just shot” said tenant Roger Tillison.” The two grown men can't sit down and write out their differences and cause something like this to happen is absolutely ridiculous.”</i>	N&O-04	8	Based on his outlandish lack of integrity, it was obvious PH. Craig had NO interest in ENTERING into ANY lease or sale agreement at ANY terms, indicating he has either: (1) lost his marbles; or (2) was part of a more sinister agenda.
<i>Title of Article: Parking Lot Dispute Turns Mysterious -- an 18 month parking Lot dispute at the courtyard on W. Franklin St. took a mysterious turn this week. On Sunday PH Craig the owner of parts of the lot behind the courtyard barricaded off most of the 80 parking spaces with yellow caution tape gravel piles sawed-off utility poles and other odds and ends.</i>	N&O-05	9	<p>This was NOT an 18 month parking lot dispute -- because PH Craig REFUSED to enter into ANY agreement at ANY terms – therefore, there was nothing to dispute.</p> <p>Given such absurd behavior, there was nothing more than Mr. Young could do other than go about his business and periodically remind Mr. Craig to submit an agreement THAT HE HAS SIGNED at HIS terms and submit to Mr. Young for his review and execution, if found acceptable.</p> <p>This way, Mr. Young would no longer waste his time on negotiations that Craig will eventually back out of at the last moment.</p> <p>Mr. Craig NEVER responded to such an accommodating offer.</p>

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<i>In a news release, Craig said he'd been trying since early 2006 to negotiate a contract with The Courtyard's owner, Spencer Young.</i>	N&O-05	10	<p>The negotiations with PH Craig were documented in great detail by senior real estate partner, Bill Matthews of Womble Carlyle – PH Craig REFUSED to enter into ANY AGREEMENT AT ANY TERMS. These documents were provided to each of the local newspapers – yet they continued to print the completely FALSE representations that “Young won’t pay rent to Craig for the spaces”.</p> <p>Such DELIBERATELY CRAFTED lies, together with the malicious disparagement these articles always conveyed about Mr. Young’s personal character and business acumen, were examples of libelous slurs that have resulted in significant damages, and unimaginable pain and suffering to Mr. Young and his extended family, who has relied on him for financial support for over two decades.</p>
<i>Craig won't sell Young his share of the lot. Young won't pay Craig “a red cent” in rent.</i>	N&O-08		
<i>The two have been at loggerheads for years: Young won't pay Craig rent and Craig won't sell Young the parking lot</i>	N&O-09		
<i>Young won't pay Craig rent for the spaces and Craig won't sell the whole lot to Young. Since the middle of 2007, Craig has blocked off his portion of the lot with railroad ties and piles of gravel, cutting the available spaces from 79 to 23</i>	N&O-11 / N&O-13		
<i>Young won't pay Craig rent for the spaces, and Craig won't sell the lot to Young.</i>	N&O-12		
<i>Young won't pay Craig rent for the spaces, and Craig won't sell the lot to Young.</i>	N&O-15		
<i>Craig wanted rent from Young and Young wanted to buy the spaces. Neither would yield.</i>	N&O16		

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Article Excerpts Depicting “**Feuds With Everyone**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>[After the barricade was removed] Craig filed a police report, and by Thursday, the spots have been blocked off again with yellow tape and three older model cars: a black Chevrolet Silverado, a white Cadillac Fleetwood and a maroon and beige GMC High Sierra</i>	N&O-05	4	PH Craig brazenly resurrected the unlawful blockades with the behind-the-scenes encouragement, guidance and support of corrupt Chapel Hill Town Attorney, Ralph Karpinos, who gave him the specifically timed “go-ahead” on the last weekend of July 2007, so as to coincide with a Divorce judgment Mr. Young had no knowledge of, and therefore was not availed legal due process to address or otherwise defend. The intent of this coordination was to overwhelm Mr. Young with strife

And given what is at stake . . .

f) No One Can Understand Young’s Behavior.			
<i>“The bizarre standoff in the parking lot behind The Courtyard just keeps getting weirder.”</i>	CHN-01	6	A standoff is a conflict where those at involved have choices – That was NOT the case here.
<i>“Last Sunday, a frustrated Craig barricaded his portion of the lot with an assortment of odds and ends: Yellow caution tape, sawed-off utility poles, boulders and piles of gravel”</i>	CHN-01		Spencer Young was diabolically presented with NO CHOICE in that: (1) PH Craig refused to enter into ANY arrangement with the subject lots at ANY terms; and (2) Spencer Young was prohibited by the Chapel Hill Police Dept. (“CHPD”) from removing it. In fact, he was told by Terri Gail (in-house attorney for the CHPD) he would be arrested for trespassing if he or any of his agents did so.
<i>“The lack of communication between the two men leaves the Courtyard businesses at an impasse, with little parking for customers.</i>	CHN-01		
Title of article: <i>“Rift About Courtyard Parking Lot Widens”</i>	DTH-04		

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Article Excerpts Depicting “**Feuds With Everyone**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>“Young has feuded with his own tenants, and he is forced some of them to leave and threatened at least one of them. He has belligerently argued in the town of Chapel Hill, and he has been sued by a variety of plaintiffs for a variety of reasons.”</i>	HS-14	10	All such statements are baseless and preposterous because the unlawful parking lot blockade and its devastating aftermath was entirely orchestrated, and revealed a most disturbing level of corruption.
<i>“Young has apparently made no friends at The Courtyard or in the broader business community.”</i>	HS-14		
<i>“It is difficult to figure out what Young may be up to, since he doesn't return calls from the press. We hope there is a method behind the madness, but the vacant storefronts unfortunately indicate otherwise.”</i>	HS-14		
<i>Young, however refused to pay, which caused Craig to put a barricade to prevent courtyard customers from using it</i>	HS-15		
<i>“maybe there's a difference between the way people from the New York area do business in the way people from the south to business” Page said. “Once they got sort of ticked off at each other... they just haven't talked anymore.”</i>	N&O-08		

Article Excerpts Depicting “**Feuds With Everyone**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>Young has made many enemies since he bought The Courtyard in 2005. He has feuded with a neighboring property owners including PH Craig whose closure of The Courtyard's rear parking lot which Craig owns led 3 Cups and sister shop SandwHich to pay rent into an escrow account until Young secured more on-site parking.</i>	N&O-15	10	All such statements are baseless and preposterous because the unlawful parking lot blockade and its devastating aftermath was entirely orchestrated, and revealed a most disturbing level of corruption.
<i>Young refused to pay rent for a Craig's parking lot, and Craig refused to sell it to Young</i>	N&O-15		
<i><u>Title of Article:</u> The Chapel Hill Courtyard's Owner Has Squabbled with Tenants and Others -- for more than two years Young has been embroiled in a series of personal squabbles and legal filings with tenants, contractors and local real estate investor PH Craig, who owns most of the parking behind the Courtyard.</i>	N&O-16		

Article Excerpts Depicting “**Feuds With Everyone**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
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In fact, he even . . .

g) Threatened Physical Harm To One Of His Tenants			
<p><i>“According to a police report, Spencer Young threatened to break Lex Alexander’s nose.”</i></p>	<p>N&O-18</p>	10	<p>This is perhaps the most sensationalized nonsense reported by the local newspapers. It was reported completely out of context and in a manner intended to demonize Spencer Young. The truth and proper context was as follows:</p> <ol style="list-style-type: none"> 1) Lex Alexander was frequently involved in activities subversive to the planned redevelopment 2) Lex Alexander asked Young to move construction materials in parking spaces to nearby vacant lot 3) Young had his General Contractor oblige 4) Complaint was filed first thing next morning 5) Stop Work Order was in turn issued 6) All redevelopment work Stopped 7) Lex was responsible for this canard 8) Young’s faux threat to cease further subversive activities was cleared with the Chapel Hill Police beforehand, who were also copied on the email, along with the Mayor, Town Council, Tenants and the local newspapers. 9) Rather than accurately report the matter for what it was – an attempted sabotage of the planned redevelopment work, only the bogus “police report” filed by Lex Alexander was reported . . . Again . . and again . . .and again. 10) The stop work order was immediately lifted after the Town of Chapel Hill learned it was a disruptive scheme instigated by Lex Alexander

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Article Excerpts Depicting “**Feuds With Everyone**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>“Spencer Young threatened to break Lex Alexander’s nose.”</i>	N&O-17	10	See above, and note that the approach to demonize Mr. Young was to divert attention from the fact Lex Alexander had been exposed as part of an elaborate scheme to cause an indefinite “Stop Work Order” so as to undermine the planned redevelopment of The Courtyard of Chapel Hill.
<i>“[Young] has threatened to break [Lex Alexander’s] nose”</i>	CHN-04		
<i>At one point during the conflict, a Young accused 3 Cups owner Lex Alexander of mutiny and threatened to break his nose</i>	N&O-15		
<i>“Young’s dealings with his tenants have been tumultuous in the past. In March, the owner of 3 Cups coffee shop in The Courtyard told Chapel Hill police that his landlord, Young, had threatened him with physical violence in relation to a construction dispute.”</i>	HS-01		
<i>“Lex Alexander received an email from Young in which the property owner threatened to break his tenant’s ‘nose in a manner that is so devastating, you will be reminded of your incorrigibility every time you look in the mirror.’”</i>	HS-01		
<i>“Alexander -- who was publicly threatened by Young at one point -- has said in the past that most tenants are afraid to speak out.”</i>	HS-13		
<i>“Young has threatened at least one of his tenants. “</i>	HS-14		

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Article Excerpts Depicting “**Feuds With Everyone**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>Title of Article: coffee shop owner threatened by e-mail</i>	N&O-03	10	See explanations on the two prior pages, and note that the approach to demonize Mr. Young was to divert attention from the fact Lex Alexander had been exposed as part of an elaborate scheme to cause an indefinite “Stop Work Order” so as to undermine the planned redevelopment of The Courtyard of Chapel Hill.
<i>The founder of the old wellspring market and current owner 3 cups coffee shop told Chapel Hill police Wednesday his landlord threatened to break his nose. . . it is unclear what the person who sent the e-mail was accusing Alexander of doing. . . the message mentions an ongoing dispute between Young and the owner of the parking spaces behind this property. It is not clear how Alexander's involved because he does not own the spaces.</i>	N&O-03		
<i>Craig's [parking lot barricade] when is just the latest chapter in a long-running dispute. In February, an e-mail sent from Young's account threatening to break than those of Lex Alexander, owner of 3 Cups coffee shop at The Courtyard for mutinous antics in connection with the parking dispute. About that time the Town of Chapel Hill also issued a Stop Work Order on renovations at The Courtyard after Craig and another neighbor complained about construction materials being stored on their land.</i>	N&O-04		

Article Excerpts Depicting “**Feuds With Everyone**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>“{Young} has accused Alexander of staging burglaries and threatened to break his nose.”</i>	N&O-08	10	Refer to comments on the three pages that precede this one
<i>At one point during the conflict, a Young accused 3 Cups owner Lex Alexander of mutiny and threatened to break his nose</i>	N&O-15		
<i>At one point, 3 Cups owner Lex Alexander filed a police report that said Young threatened to break his nose for mutinous antics in the parking squabble.</i>	N&O-16		
<i>According to a police report, Young threatened to break Alexander's nose.</i>	N&O-17		

Article Excerpts Depicting “**Feuds With Everyone**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
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As a result, . . .

h) Lawsuits Are Mounting.			
Title of Article: <i>“Lawsuits Mounting Against Courtyard Owner”</i>	CHN-10, CHN-09	7	It is important to understand that up until this point, Spencer Young was NEVER involved in a lawsuit associated with his commercial real estate investments – spanning a period of over 20 years owning and managing commercial income producing properties. This legal maelstrom was all carefully choreographed for Wachovia Bank and Paragon Commercial Bank to execute at the behest of Morgan Stanley and Kirkland & Ellis, who have a long collaborative history of devising Machiavellian schemes intended to obstruct justice.
<i>“Spencer Young has squabbled with tenants, contractors and a local real estate investor”</i>	N&O-17		
<i>“Spencer Young is faced with Lawsuits galore”</i>	N&O-17		

Article Excerpts Depicting “**Feuds With Everyone**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>“Benjamin Construction Inc. of Raleigh sued Young for more than \$550,000. The suit alleges that Young failed to pay for construction of the Baba Ghannouj restaurant at a cost of nearly \$257,000 and other improvements at The Courtyard valued at nearly \$300,000.”</i>	CHN-09	7	A meritless claim. Benjamin Construction was paid in full for the work completed – importantly, a substantial amount of the scope of work contractually specified was NOT COMPLETED, and much of the work was terribly flawed (e.g., incandescent bulbs burned out the metal halide ballasts on ALL exterior lights, throwing the property into darkness)
<i>“Wachovia Bank sued Young for \$2.6 million the bank says he borrowed to buy the Courtyard in 2005 [claiming] Young has defaulted on the loan.”</i>	CHN-09		Wachovia was intimately aware: (1) the unlawful parking lot blockade was beyond the control of Spencer Young; (2) the valet lots would permanently resolve the issue and significantly increase the value of The Courtyard; (3) 3 Cups’ withholding of rent was meritless;(4) the proceeds from the pending sale of Young’s New York residence would bring the loan current and keep it that way; and (5) the contemplated earn-out recapitalization of all five NC properties owned by Young would resolve all issues.
<i>“Crown Asset Management, a collection agency in Duluth, GA, sued Young for allegedly defaulting on a \$15,000 credit line from Citibank.”</i>	CHN-09		This was NOT a debt of Spencer Young, rather it was incurred by his ex-wife, which she has admitted full culpability for pursuant to their Jan. 30, 2008 Divorce Settlement Agreement
<i>“Wright Co. Electrical and Maintenance Services also sued Young in Orange County small-claims court for nearly \$3,000 in unpaid services.”</i>	CHN-09		A completely meritless claim – in fact a valid counterclaim that dwarfs this amount is justified. Bobby Wright was an “at will” independent contractor who was fired for price gouging and receiving kickback from a variety of artisans. For example, carting services were arranged through Bobby for \$3,000 per month. After he was fired the work was competitively bid out and came in at \$850/mo.

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The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>“[PH Craig] said the situation was simple: ‘Young hasn’t paid me in two years’”</i>	DTH-03	10	A bombastic LIE because PH Craig revealed an UNPRECEDENTED level of bad faith, thereby confirming he would NOT enter into ANY agreement at ANY terms, as experienced first-hand and documented by Womble Carlyle
<i>And the rent disputes aren't the only monetary disputes lurking around the courtyard at 431 W. Franklin St. According to documents on file at the Orange County Courthouse, Raleigh-based Benjamin construction has filed a claim of lien against young, citing failure to pay for labor performed between August 2007 and January 2008.</i>	HS-09	7	Refer to comments on the prior page, and note that EVERYTHING was carefully orchestrated, and commenced on the last weekend in July 2007.
<i>The Benjamin construction claim of lien states that Young owes \$256,525.64 for labor performed all or materials furnished during property improvements on one courtyard storefront, as well as \$297,694.84 for all the work done in the shopping center</i>	HS-09		
<i><u>Title of Article:</u> “Property Owner Facing Lawsuits”</i>	HS-13		

Article Excerpts Depicting “**Feuds With Everyone**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>Another legal battle -- Young and the courtyard are also facing another legal battle. Wachovia Bank is trying to foreclose on the shopping center and sell it. The bank filed a request late last month for foreclosure hearing in Orange County Superior Court, saying Spencer C. young investments wasn't making payments on \$2.6 million it had borrowed in 2005 to buy the property.</i>	HS-15	7	It is important to understand that up until this point, Spencer Young was NEVER involved in a lawsuit associated with his commercial real estate investments – spanning a period of over 20 years owning and managing commercial income producing properties. This legal maelstrom was all carefully choreographed for Wachovia Bank and Paragon Commercial Bank to execute at the behest of Morgan Stanley and Kirkland & Ellis, who have a long collaborative history of devising Machiavellian schemes intended to obstruct justice.
<i><u>Title of Article:</u> Lawsuits Pile up against Landlord -- Chapel Hill Fight Has Dragged on. Spencer Young, the landlord who drove 3 cups coffee shop out of its downtown location, faces lawsuit seeking more than \$3,000,000 related to his Franklin St. property, the courtyard of Chapel Hill.</i>	N&O-15		
<i>The lawsuits are the latest development in a tumultuous period for The Courtyard. Since Young brought the property, he has engaged in a feud with adjoining property owner PH Craig over the lease of parking spaces owned by Craig, who eventually barricaded more than 50 spaces</i>	HS-13		

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Article Excerpts Depicting “**Feuds With Everyone**” Theme

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And despite his decrees of . . .

i) Blaming Others For His Problems			
<p><i>“Over the course of their two-year battle, Young has blamed Craig for a sewer back up that flooded the former Stock Exchange clothing store, charging him and others with sabotage. “</i></p>	<p>CHN-04</p>	<p style="font-size: 2em;">7</p>	<p>At the time of this article, there was NO battle for the first 19 months of the “two years” because PH Craig was stopped by the Town of Chapel Hill from undertaking ANY disruptive activities.</p> <p>It wasn’t until Chapel Hill Town Attorney Ralph Karpinos agreed to engage in corrupt activities at the behest of operatives for Morgan Stanley and Kirkland & Ellis (see www.MEVEP.com) that Mr. Craig had any sponsorship whatsoever, and this event was timed to overwhelm Mr. Young with strife by coordinating it with a bogus divorce judgment, which Mr. Young eventually had overturned.</p> <p>The sewer back-ups were in fact instances of commercial sabotage caused by the placement of obstructive materials in the sewer lines, which occurred on frequent occasions.</p>
<p><i>”[Young] has accused [Lex] Alexander of staging burglaries”</i></p>	<p>CHN-04</p>		<p>The STAGING OF FALSE BURGLARIES was CONFIRMED by the CHAPEL HILL POLICE DEPARTMENT, based on an investigation conducted by CHPD Officer Danny Lloyd.</p>

Article Excerpts Depicting “**Feuds With Everyone**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>“[Young] has demanded the resignation of town development coordinator, Gene Poveromo, and vowed to sue him for conspiracy”</i>	CHN-04	7	Gene Poveromo did in fact play a complicit role in this particular instance of commercial sabotage, acting pursuant to the express instructions of Chapel Hill Town Attorney, Ralph Karpinos. Kennedy Covington was to name him as a defendant in a civil claim, which they deliberately stonewalled pursuing due to their conflict as counsel for the Town of Chapel Hill. When inquiry was made into why no progress was made in filing the various civil claims, Kennedy Covington abruptly resigned – consistent with instructions received from operatives for Morgan Stanley and Kirkland & Ellis (see the Modus Operandi section of www.MEVEP.com for particulars).
<i>“The problem is not with town building inspectors and town planners, which he blames, but with himself.”</i>	CHN-04	9	PH Craig was an unwitting pawn, who had no idea Morgan Stanley and Kirkland & Ellis were behind the Town of Chapel Hill’s dichotomous change in attitude, and why they suddenly adopted a cooperative attitude toward his unsavory efforts.

Article Excerpts Depicting “**Feuds With Everyone**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<p><i>Over the course of their two-year battle, Young has blamed Craig for the sewer backup that flooded the former Stock exchange clothing store, charging him and others with sabotage. He has accused Alexander staging burglaries and threaten to break his and those he has demanded the resignation of town development coordinator Gene Poveromo and vowed to sue him for conspiracy. He is threatened similar actions against building inspector Maggie Bowers.</i></p>	N&O-08	7	<p>All of this nonsense was orchestrated, and an investigation into ANY part of it will expose a level of corruption that will be disturbing and mind-boggling.</p> <p>Remember, up until this point, Spencer Young was NEVER involved in a lawsuit associated with his commercial real estate investments – spanning a period of over 20 years owning and managing commercial income producing properties.</p> <p>This legal maelstrom was all carefully choreographed for Wachovia Bank and Paragon Commercial Bank to execute at the behest of Morgan Stanley and Kirkland & Ellis, who have a long collaborative history of devising Machiavellian schemes intended to obstruct justice.</p>
<p><i>The problem is not with town building inspectors and town planners, which she claims, but with himself, Craig wrote in his most recent news release.</i></p>	N&O-08	10	

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The reality is that the . . .

j) Courts Have Consistently Ruled Against Young.			
<i>”The judge ruled in favor of 3Cups but said it would have to post a \$35,000 bond in case a future court ruling finds in Young’s favor.”</i>	CHN-08	7	<p>The rationale for granting an injunction against further lock-out was questionable because: (1) the lease which Lex Alexander signed specifically contained this remedy in the event of non-payment of rent; (2) the 3 Cups lease specifically stated the landlord was not guaranteeing adequacy of parking; and (3) the unlawfully blockaded parking lot was beyond Young’s control.</p> <p>The lockout was a measure of last resort, as The lease which Lex Alexander signed specified the specific remedy of regaining possession of the space and locking out tenant and</p> <p>3 Cups did NOT close his coffee shop – they were evicted for non-payment of rent</p>
<i>“Superior Court Judge Alan Baddour awarded Alexander an injunction against Young, essentially agreeing with the business owner’s argument that the landlord has a responsibility to provide parking for his tenant businesses.”</i>	HS-11	10	
<i>“In recent weeks the conflict escalated when Young had the doors of 3 Cups and an adjoining business Sand which locked, an action reversed by the legal maneuvers of Alexander’s attorney.”</i>	HS-11		
<i>“A judge issued an injunction against Young that allow the businesses to resume operations, but the landlord filed eviction papers against both in late May and Alexander closed his coffee shop. He plans to open a new 3 cups on Elliot Road in the fall. SandwHich is still in business weathering the storm alongside other popular businesses like Loco Pops Penang and Bonne Soiree.</i>	HS-13	7	

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<i>Alexander went to court, and a judge issued an order to young that he had to provide the same parking to Alexander as he did his other tenants</i>	HS-15	10	Lex Alexander withdrew his lawsuit for one reason only . . . it was WITHOUT MERIT, and examination of his lease reveals it was a malicious lie, which exposes him to significant damages, which Shanahan Law Group was directed to prosecute, but did NOTHING except devise creative reasons for their delay in filing the legal claims.
<i>Although he prevailed in court, that still does not solve the parking problem for Alexander since he didn't expect his customers would want to use of valet service just to go in his shop and buy a cup of coffee.</i>	HS-15	7	
<i>Alexander's attorney, Joseph Marion, declined to say much Tuesday about why Alexander dropped the lawsuit against Young.</i>	HS-15	3	
<i>The parties were in court Tuesday over an extension to a temporary injunction that among other things would keep Young from locking out the business. The judge ruled in favor of 3 Cups but said it would have to post a \$35,000 bond in case a future court ruling finds in the Young's favor.</i>	N&O-12 / N&O-13	5	
<i>Title of Article: Coffee shop drops suit against the landlord - 3 cups owner had complained about courtyard parking</i>	HS-15	3	

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<p><i>3 cups, a coffee shop that had been located in the courtyard on W. Franklin St., dismissed a lawsuit Monday it had filed against its landlord Spencer young. The lawsuit was filed in Orange County civil Superior Court in May during a skirmish between 3 cups owner Lex Alexander and young over the parking situation at the courtyard.</i></p>	<p>HS-15</p>	<p>3</p>	<p>Refer to comments on the prior page</p>
<p><i>Title of Article: Parking Feud Closes Coffee Shop in Chapel Hill. Lex Alexander closed his 3 Cups coffee shop Sunday at The Courtyard in downtown Chapel Hill. Alexander, the founder of the old wellsprings stores(now part of the whole foods chain), had been feuding with landlord Spencer young over parking</i></p>	<p>N&O-13 N&O-14</p>	<p>10</p>	

And he has only himself to blame.