

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
------------	------------------------------	--------------------	-----------

Spencer Young obviously can’t get along with others and he is clearly unable to manage his finances. Ergo, his many tribulations reported in over 50 local newspaper articles should come as no surprise – and one can only conclude:

Spencer Young is a . . .

Lousy Landlord –

And here’s why . . .

a) Young Failed To Provide Adequate Parking			
<i>“[Young and Craig] have been unable to negotiate a lease agreement for 56 out of 79 parking spaces since Young bought the retail and office complex [in 2005].”</i>	CHN-02	8	The ONLY reason why there was no agreement concerning the subject parking spaces is because PH Craig REFUSED to enter into ANY agreement at ANY terms. This has been documented in great detail by senior real estate partner, Bill Matthews of Womble Carlyle to Mr. Craig and his attorney at the time, which was communicated to ALL tenants on many occasions. The parking was addressed with Project Lemonade and through the extensive negotiations with PH Craig. Mr. Craig engaged in bad faith negotiations refusing to enter into ANY agreement at ANY terms. Project Lemonade was a viable and permanent solution, for it would have extricated Mr. Craig from further disruptive activities with The Courtyard of Chapel Hill and increased parking at least three-fold.
<i>“Young will not lease the parking lot the way the previous owner did” Alexander said</i>	DTH-04	10	
<i>“Tenants said they hope the next landlord will address parking”</i>	DTH-08		
<i>“We, perhaps naively, assumed that parking for our customers would be available, [Conrad] Thurstone [husband of the owner of Penang] said.”</i>	DTH-08	7	

Manure Meter Index: 0=Truism; 1=White Lie; 2=Misstatement; 3=Ambiguity; 4=Evasion; 5=Misrepresentation; 6=Fallacy; 7=Equivocation; 8=Prevarication; 9=Bold-Faced Lie; 10=Apostasy

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>“Craig and Young have never been able to come to terms”</i>	HS-01	6	Simply because PH Craig REFUSED to enter into ANY agreement at ANY terms.
<i>“There has not been any negotiation” Craig said Monday. “The last attempt was by a third party, and I thought I made a real good offer, and it was turned down flat.” He said he couldn’t remember when that offer was made.”</i>	HS-01	10	Early on, there were extensive negotiations, from which several agreements resulted; however, in each case, PH Craig reneged when it was time to ink the agreement, as documented by Bill Matthews of Womble Carlyle. PH Craig never made an offer, which is why he couldn’t remember when he did so. In EVERY case, Spencer Young made offers and Craig rebuffed
<i>“Young bought The Courtyard in 2005. Since then, he and Craig, owner of more than 50 parking spaces in an adjoining lot, have not been able to come to terms on a rental agreement”</i>	HS-02	5	Simply because PH Craig REFUSED to enter into ANY agreement at ANY terms. [Moved down the scale because the year of purchase is accurate.]
<i>Without parking for its customers, Alexander believes Young had violated the lease agreement, so instead of paying Young his monthly rent for the 3 Cups space, Alexander put his rent in a holding account.</i>	HS-15	9	This statement by Lex Alexander (his real name is Ralph Alexander) is a bold-faced lie, for his lease agreement expressly excluded ANY warranties about adequacy of parking due to the long history of cantankerous behavior by PH Craig. The only truism is that he <u>wrongfully</u> withheld rent.
<i><u>Title of Article:</u> Landowner Barricades Parking Spaces. Customers and employees at the courtyard at West Franklin and Roberson streets arrived Monday morning to an inconvenient surprise: the number of parking spaces had been slashed to about 25.</i>	N&O-04	0	True.

Manure Meter Index: 0=Truism; 1=White Lie; 2=Misstatement; 3=Ambiguity; 4=Evasion; 5=Misrepresentation; 6=Fallacy; 7=Equivocation; 8=Prevarication; 9=Bold-Faced Lie; 10=Apostasy

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>In a news release, Craig said he had been trying since early 2006 to negotiate a contract with The Courtyard's owner, Spencer Young</i>	N&O-05	10	PH Craig REFUSED to enter into ANY agreement at ANY terms – from the outset, it was Mr. Craig’s intent to NOT enter into a contract.
<i>To make matters worse, in July a neighbor PH Craig blocked off 56 parking spots he owns but that are tied to the Courtyard under a development permit that governs his and Young's properties. Young has been unable to negotiate a lease for the spaces.</i>	N&O-07	7	PH Craig refused to enter into ANY agreement at ANY terms, and then blockaded the parking lot, pursuant to instructions from Ralph Karpinos, Town Attorney for Chapel Hill, along with assurances that he would NOT have to remove the blockade.
<i>The Courtyard also is home to 3 Cups coffee shop until late this spring, after Young filed to evict in a dispute related to a long-running fight over parking.</i>	N&O-16	9	The only true statement was that 3 Cups was a tenant at <i>The Courtyard of Chapel Hill</i> , who was evicted for non-payment of rent.
<i>After the owner of the coffee shop -- 3 Cups -- withheld rent, saying Young hadn't provided enough promised parking, Young locked out the workers there and in a sister business Sandwich restaurant, for a day. 3 Cups owner Lex Alexander moved out after Young started eviction procedures.</i>	N&O-17	8	3 Cups had NO LEGITIMATE BASIS for withholding rent, and was evicted for non-payment of rent. Ralph (a/k/a “Lex”) Alexander moved out NOT when the eviction procedures started, but rather the NIGHT BEFORE he was going to be permanently locked out and evicted from the subject rental space at <i>The Courtyard of Chapel Hill</i>

Manure Meter Index: 0=Truism; 1=White Lie; 2=Misstatement; 3=Ambiguity; 4=Evasion; 5=Misrepresentation; 6=Fallacy; 7=Equivocation; 8=Prevarication; 9=Bold-Faced Lie; 10=Apostasy

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>“Young bought The Courtyard in 2005. Since then, he and Craig, owner of more than 50 parking spaces in an adjoining lot, have not been able to come to terms on a rental agreement”</i>	HS-02	6	PH Craig REFUSED to enter into ANY agreement at ANY terms. [Moved down the manure scale by one notch because the year of purchase is accurate.]
<i>Spencer Young, owner of The Courtyard of Chapel Hill, and PH Craig who owns most of the parking associated with The Courtyard, have been unable to negotiate a lease agreement for 56 of the 79 spaces since Young bought the retail complex two years ago.</i>	N&O-06	7	PH Craig REFUSED to enter into ANY agreement at ANY terms, and he does NOT own the parking associated with The Courtyard of Chapel Hill – the land is specifically encumbered exclusively for parking for this property.

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
------------	------------------------------	--------------------	-----------

And as a result . . .

b) The Property Is Out Of Compliance			
<p><i>“Without the parking, The Courtyard is out of compliance [with the Special Use Permit granted to this property in 1979]</i></p>	CHN-04	4	<p>This is an evasive statement. The Courtyard was NOT out of compliance with the Town of Chapel Hill’s minimum parking requirements which is implied by the article. This is because the Town’s downtown parking standards were rescinded prior to PH Craig setting up the unlawful parking lot blockade.</p> <p>What is accurate is that the blockade violated the Special Use Permit which called for exclusive use of the parking spaces by patrons and tenants of The Courtyard of Chapel Hill. And most importantly, the Town of Chapel Hill (1) FAILED TO ENFORCE PH CRAIG’s COMPLIANCE WITH THIS PERMIT; and (2) PREVENTED SPENCER YOUNG FROM CORRECTING THE VIOLATION (BY THREATENING HIM WITH ARREST FOR TRESPASS IF HE TRIED TO REMOVE THE PARKING LOT BARRIERS).</p> <p>Issuing a notice of violation JOINTLY to PH CRAIG AND SPENCER YOUNG WAS A SUBTERFUGE TO GIVE THE IMPRESSION THE TOWN WAS TAKING CONSTRUCTIVE MEASURES TO RESOLVE THE CONFLICT, WHEN IN REALITY THE INTENT WAS TO STONEWALL THE POSSIBILITY OF ANY TIMELY RESOLUTION, SO AS TO ECONOMICALLY DESTABILIZE THE PROPERTY.</p>

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>In July, Craig blocked this part of the parking lot, leaving only 23 parking spaces and forcing the courtyard out of compliance with its development permit.</i>	N&O-06	4	See explanation on prior page
<i>A 20-year-old development permit ties the two properties together. Without the parking, The Courtyard is out of compliance.</i>	N&O-08		See explanation on prior page

Because everyone knows that . . .

c) Valet Parking Is Not A Viable Solution			
<i>“Lex Alexander, owner of 3 Cups coffee shop at The Courtyard, said valet parking on weekend nights won’t help those shops that do most of their business during the day.”</i>	CHN-02	8	The valet parking arrangement would have substantially improved parking as follows: (1) it increases day-time parking capacity by 2X; (2) it boosts night-time weekend parking capacity 5X; (3) it improves convenience;
<i>“Spencer Young’s stop-gap measure to replace critical parking we are promised in our lease with valet parking is not helpful to our business . . . we are in and out businesses that must have convenient self-parking”</i>	CHN-02	9	(4) it substantially improves safety; (5) it ensures the parking spaces would ONLY be used by patrons of The Courtyard of Chapel Hill; and (6) it transforms a perceived negative (insufficient parking in downtown Chapel Hill) into a competitive advantage (convenient complimentary parking for Everyone . . . it its free for ALL patrons of The Courtyard of Chapel Hill).
<i>“[Spencer Young has] instituted an all-valet parking strategy, and no one wants to valet park to get a cup of coffee”</i>	DTH-06	10	Anyone who wants to quickly pick something up need only notify the parking attendant, who would keep the car readily available .

Manure Meter Index: 0=Truism; 1=White Lie; 2=Misstatement; 3=Ambiguity; 4=Evasion; 5=Misrepresentation; 6=Fallacy; 7=Equivocation; 8=Prevarication; 9=Bold-Faced Lie; 10=Apostasy

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>Tenant Lex Alexander complained valet parking will not help his 3 cups coffee shop, the sandwich shop or local pops which or for quick items rather than sit-down meals.</i>	N&O-07	8	Completely false. Twenty-five spaces were reserved for such “quick stops”. Very little of what Mr. Alexander ever said was true or otherwise accurate
<i>“[This is a petty battle.] Young informed all of the tenants in the shopping center that, to deal with the parking issue, valet parking would be available to all of their customers -- well, except for some.’ The service will be exclusively offered for patrons of rent paying tenants of the courtyard of Chapel Hill -- this means patrons of 3 cups and sandwich will not be eligible for the service’ Young wrote.</i>	HS-10		Rent arrears of \$85,000 from two tenants is not petty, and since then the cost to offer a valet parking services or passed through pro-rata to each tenant, those tenants who choose not to pay their rent were logically not eligible for the service. They were told that their patrons would be able to utilize the service; however they would have to pay for the valet service, consistent with the rates charged the general public.

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
------------	------------------------------	--------------------	-----------

Accordingly, . . .

d) Commerce At The Property Has Been Negatively Impacted			
<i>“The impasse over parking is driving away customers.” [said Lex Alexander]</i>	CHN-04	8	Lex Alexander’s 3 Cups business did 90% of its business between the hours of 7:00am and 10:00 pm, and even the reduced parking lot was NEVER filled before 10:00 am.
<i>“Some of the Courtyard’s businesses such as 3 Cups, a coffee and wine shop, . . . are losing customers”</i>	DTH-04		It is well known throughout the community that Penang is poorly managed, and although Mr. Young has an extensive background in restaurant management, Penang shunned his suggestions, continuing to operate a poorly configured restaurant in a space much too large for Penang’s needs.
<i>“It’s killing our business.” 3 Cups owner Lex Alexander said “There is no place for people to park”</i>	DTH-04		
<i>“We have to have parking for our business to survive” [said Lex Alexander]</i>	DTH-06		
<i>“[Conrad] Thurstone [husband of the owner of Penang] also said he hopes the new landlord will fix some of these problems [e.g. parking and lighting] and that the future of his restaurant and The Courtyard is unclear.”</i>	DTH-08	7	Mr. Young graduated with honors from the # 1 world-ranked Cornell School of Hotel Administration, where he also taught Restaurant Management. Prior to embarking on an investment banking career, Mr. Young also managed various cafes and restaurants, and even served as a chef. Penang owed SIGNIFICANT rent arrears well before parking became an issue, and their attempt to blame their operating problems on parking is patently ludicrous.

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>“Disagreements over parking have been a burden on Courtyard tenants, employees and customers in particular. The original permit promised at least 79 parking spaces for The Courtyard, but tenants have complained that the standoff between Craig and Young has cut the number to 23.</i>	HS-08	6	The Town of Chapel Hill had enforced the SUP for 19 months, during which time Mr. Craig refused to enter into ANY agreement at ANY terms. Such enforcement was consistent with promises provided by Mayor Kevin Foy and Mayor Pro Tem Bill Strom prior to Mr. Young purchasing The Courtyard of Chapel Hill. This all changed when Ralph Karpinos, Town Attorney was corrupted by operatives for Morgan Stanley (and Kirkland & Ellis).
<i>“Young's unwillingness to come to an agreement with adjacent owner PH Craig has hurt businesses thereby limiting parking to 23 spaces.</i>	HS-11	10	False. Mr. Craig refused to enter into ANY agreement at ANY terms.
<i>“Title of Article: “The Rise and Fall of the Courtyard”</i>	HS-14	5	A woefully misrepresented title of the article which attacked Mr. Young’s professional competence. Until the commercial sabotage began in July 2007, the property was substantially improved.
<i>“The downtown area looks like it's thriving -- except if you look more closely at where it all began, The Courtyard. . . you can't tell from the street, but what had been so successful is now desolate.</i>	HS-14	6	

Manure Meter Index: 0=Truism; 1=White Lie; 2=Misstatement; 3=Ambiguity; 4=Evasion; 5=Misrepresentation; 6=Fallacy; 7=Equivocation; 8=Prevarication; 9=Bold-Faced Lie; 10=Apostasy

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>This time the conflict has forced many of the courtyard's employees and customers to finding parking on the street -- or just to stay away</i>	N&O-04	8	This was a canard for the “impasse” was entirely orchestrated and intended to economically destabilize the property.
<i>The impasse over parking is driving away customers</i>	N&O-08		
<i>“Alexander, the founder of the Wellspring Grocery Stores it later became part of Whole Foods, said the shop had canceled lucrative evening wine tastings because of the parking issue.</i>	N&O-09	6	This statement is ludicrous because: (1) the valet parking arrangement increased pre-blockade parking capacity by multiples; (2) the town of Chapel Hill also offered complimentary valet parking on Franklin Street; (3) parking is abundantly available on weeknights; and (4) no rational businessmen is in his right mind would ever cancel a lucrative piece of business because of parking.
<i>“If customers buy a case of wine, and they are parked two blocks away, it just doesn’t work”, [Alexander] said.</i>	N&O-09	5	These statements are also absurd, in that: (1) customers can drive up to the storefront to have the case of wine loaded; (2) 3 Cups could readily advertise and say “May we help bring this to your car?; and (3) most patrons of popular malls have to park distances that are far greater than two blocks.
<i>Craig has blocked off his portion of the lot with railroad ties and piles of gravel, cutting the available spaces from 79 to 23. . . and that’s not enough to support a business, Alexander said</i>	N&O-11	7	

Manure Meter Index: 0=Truism; 1=White Lie; 2=Misstatement; 3=Ambiguity; 4=Evasion; 5=Misrepresentation; 6=Fallacy; 7=Equivocation; 8=Prevarication; 9=Bold-Faced Lie; 10=Apostasy

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>We're coming up on a year of his parking fiasco Alexander said. I've lost most of my customers who were in their 40s 50s 60s and 70s</i>	N&O-12 / N&O-13	9	Not true at all. Whatever customers he lost, it was from his OWN doing.

Making matters worse . . .

e) Tenants Were Locked Out Of Their Rental Spaces			
<i>“Spencer Young locked out the 3 Cups workers and a sister business, SandwHich Restaurant”</i>	N&O-18	4	The ONLY tenant locked out was 3 Cups – SandwHich was impacted because they had subleased their space from 3 Cups.
<i>Young had the locks changed, locking them out for a day.”</i>	CHN-07		
<i>Young apparently had the locks changed on the 3 Cups coffee shop and SandwHich Restaurant”</i>	CHN-06	3	Locking up the rental space was a specifically stated remedy in the 3 Cups lease which Lex Alexander signed with the previous owners of The Courtyard of Chapel Hill, and which SandwHich additionally agreed to in their sublease with 3 Cups.
<u>Title of article:</u> <i>“Coffee Shop Shut Down by Courtyard Owner”</i>	CHN-05	7	

Manure Meter Index: 0=Truism; 1=White Lie; 2=Misstatement; 3=Ambiguity; 4=Evasion; 5=Misrepresentation; 6=Fallacy; 7=Equivocation; 8=Prevarication; 9=Bold-Faced Lie; 10=Apostasy

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>Lex Alexander, owner of 3 cups, got a call at home early Sunday morning telling him that the burglar alarm was going off in his business. When he arrived at The Courtyard of Chapel Hill minutes later, he found the doors to his coffee shop and the adjoining sandwich shop chained.</i>	HS-09	8	See comments on the prior page, and note that PRIOR to the “lock-outs”, Shanahan Law Group was instructed to file for judgment in the collection of rent arrears, and an acceleration of all future rent, pursuant to operative lease provisions
<i>Then, this week, Young escalated the dispute. [After locking them out], he posted notes in the windows of two of his Courtyard tenants, 3 Cups and the adjoining a SandwHich, saying that the two businesses had failed to pay him more than \$85,000 in rent.</i>	HS-10	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		

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>The letter to the outside of the 3 Cups store said the landlord had illegally locked the shop's employees and customers out . . . 3 cups taped a letter from its attorney above the Young's.” In my opinion, the actions taken by Young in changing the locks to your leased premises on the circumstances presented here are unlawful Joseph W. Marion wrote</i>	N&O-09	8	See comments on pages 11 to 12
<i>“I think that being closed today is just another nail in the coffin of people thinking,” how many more times am I going to come here and not be able to find a place to park?” Alexander said Monday.</i>	N&O-09		
<i><u>Title Of Article:</u> Businesses Reopen After Lockouts. 3 cups reopened Tuesday, two days after its landlord changed the locks in a dispute over rent. Neighboring eatery SandwHich, whose employees also had been locked out, also reopened. The two businesses were locked out Sunday by landlord Spencer Young.</i>	N&O-10	6	
<i>Young had the locks changed on 3 Cups and its sister business SandwHich, locking them out for a day</i>	N&O-11	5	

Manure Meter Index: 0=Truism; 1=White Lie; 2=Misstatement; 3=Ambiguity; 4=Evasion; 5=Misrepresentation; 6=Fallacy; 7=Equivocation; 8=Prevarication; 9=Bold-Faced Lie; 10=Apostasy

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>Title of Article: Argument over Courtyard Parking Escalates; Businesses Hope to Reopen Soon</i>	N&O-09	8	See comments on pages 11 to 12
<i>The property owner [Spencer Young] changed the locks at 3 cups and sandwich in Chapel Hill.</i>	N&O-09	7	
<i>A long-running dispute over a parking lot behind The Courtyard on W. Franklin St. escalated over the weekend, when the property's owner had the locks changed on doors or 3 cups at its sister business, Sandwich.</i>	N&O-09	6	
<i>Meanwhile, 3 cups and a sandwich re-opened Tuesday morning. Alexander said he didn't want to go into detail about what led to the removal of the chains, but it doesn't seem likely that his ongoing dispute with Young has been settled.</i>	HS-09	7	
<i>Young locked 3 Cups out for a day several weeks ago and last week served it with eviction papers</i>	N&O-13	5	

Manure Meter Index: 0=Truism; 1=White Lie; 2=Misstatement; 3=Ambiguity; 4=Evasion; 5=Misrepresentation; 6=Fallacy; 7=Equivocation; 8=Prevarication; 9=Bold-Faced Lie; 10=Apostasy

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
------------	------------------------------	--------------------	-----------

The . . .

f) Redevelopment Construction Work Was Poorly Managed			
<i>“[Locopops] is in its second week but is doing just fine even with orange construction fencing just feet away from its front door.”</i>	DTH-02	3	Very little was said about the grand opening of this gourmet Mexican ice cream popsicle shop
<i>“Jamal Haddad, President of Baba Ghannouj Mediterranean Bistro, said parking was just one issue for his restaurant. . . . The major one is parking, but also lighting at night and issues at Baba Ghannouj with the roof leaking,” he said. We’ve had outstanding problems since we opened. . . . Haddad said he hoped the new landlord would correct some of these issues . . . the new landlord has to finish the obligations in our lease, he said ‘they have to provide these services.’”</i>	DTH-08	8	Jamal Haddad turned out to be one of the most prolific dead-beat tenants, for he NEVER paid ANY rent, other than the initial payment at not merely The Courtyard of Chapel Hill, but also for the end cap space (one of the most desirable spaces at The Pit Stop of Durham. Although accommodations were made on many occasions, when it came time to reciprocate (by merely making rent payments, as scheduled), he did not do so. This fellow turned out to be an incredible fraud. Mr. Haddad was born in Kuwait, but spent the preponderance of his life in Lebanon. John Mack of Morgan Stanley is the son of Lebanese immigrants and has close ties with many in Lebanon. An investigation will expose a link here.
<i>“. . .the Chapel Hill Inspections Department was investigating a complaint from Craig that a construction crew hired by Young to do renovations was using the lot as a staging area for trash bins and building materials</i>	HS-01	10	This was a set up involving PH Craig, Lex Alexander and certain staff members in the Chapel Hill Planning Dept. – Lex asked Mr. Young to move the items from a portion of the parking lot into the vacant nearby lot, which Mr. Young graciously accommodated; however, the next morning the complaints were filed and a draconian “stop work order” was issued by the Planning Dept.

Manure Meter Index: 0=Truism; 1=White Lie; 2=Misstatement; 3=Ambiguity; 4=Evasion; 5=Misrepresentation; 6=Fallacy; 7=Equivocation; 8=Prevarication; 9=Bold-Faced Lie; 10=Apostasy

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>“Young dismissed the complaint and a town stop-work order, telling his contractor to continue renovations.”</i>	HS-01	5	<p>Although an attempt was made to stop all redevelopment work altogether at The Courtyard of Chapel Hill, Mr. Young swiftly moved the materials before these unsavory characters were able to get an injunction to “do nothing further until a hearing was held many months later.</p> <p>This was one of the many orchestrated canards that Mr. Young had foiled, and when he caught wind of Mr. Alexander’s complicit involvement in causing it, he alerted Town officials and the newspapers. To scare the folks involved in this canard into rescinding the bogus Stop Work Order Mr. Young promised to break Mr. Alexander’s nose – they buckled and redevelopment work continued the next day</p> <p>Rather than report on this attempted fraudulent event, and point identify those involved, the newspapers focused only on the academy-award-winning threat to scare those responsible straight.</p>
<i>“Recently Craig complained to Town officials that Young was using his lot as a staging area for construction equipment. Last month, Craig barricaded entrances to his lot to keep Courtyard customers out.”</i>	HS-02		
<i>“. . . the Town of Chapel Hill also issue 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		

And . . .

g) Young Does Not Communicate And Is Impossible To Deal With			
<i>Lex Alexander said: “We have received zero communications (from Young), and he doesn’t seem to be concerned”</i>	DTH-04	9	<p>Extensive communications were sent to Tenants conveying the status of redevelopment work, the latest antics of PH Craig (and Lex Alexander), details of valet parking plans, and their feedback was actively solicited, especially when</p>

Manure Meter Index: 0=Truism; 1=White Lie; 2=Misstatement; 3=Ambiguity; 4=Evasion; 5=misrepresentation; 6=Fallacy; 7=Equivocation; 8=Prevarication; 9=Bold-Faced Lie; 10=Apostasy

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
			redevelopment plans were being pulled together.

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<p><i>“... because of the parking situation and the continual struggles and impossibility of dealing with [Spencer Young], we’re going to leave.</i></p>	<p>DTH-06</p>	<p>10</p>	<p>This statement is bombastically false – Lex Alexander played a significant role in the parking impasse, as well as many other instances of trying to sabotage the redevelopment of the subject property including instigating the stop work order, arranging staged break-ins, and actively trying to incite tenant discord. What makes his behavior especially noteworthy, is that Mr. Young went out of his way to accommodate Mr. Alexander including: (1) setting him up to provide coffee, tea and dessert for the Duke Lacrosse tailgate parties, along with SandwHich who provided the sandwiches. Mr. Young also offered to front the set up cost to establish a second location at a Durham specialty mall Mr. Young also owns. In each case, Alexander rebuffed these olive branch overtures.</p>
<p><i>“Haddad [of Baba Ghannouj] said it is difficult to get any information because Young is inaccessible . . . We don’t know where to get answers . . . we don’t have a landlord to go to.”</i></p>	<p>DTH-08</p>		<p>Jamal Haddad appears incapable of telling the truth – frequent conversations were held with him concerning build-out at this location in Chapel Hill, as well as his Durham location, where he also leases a premier end-cap space at a specialty mall Mr. Young also owns. Since taking occupancy at both locations, Haddad NEVER paid a penny of rent, despite Mr. Young making significant accommodations. Haddad has turned out to be the most significant dead-beat tenant Mr. Young has ever encountered in his more than two decades of owning and managing commercial real estate. When making these negative comments, Mr. Haddad had already decided to close this location, and skip out on his lease obligations. Mr. Haddad has been operating pursuant to a decidedly pernicious agenda, and has Lebanese links to John Mack.</p>

Manure Meter Index: 0=Truism; 1=White Lie; 2=Misstatement; 3=Ambiguity; 4=Evasion; 5=Misrepresentation; 6=Fallacy; 7=Equivocation; 8=Prevarication; 9=Bold-Faced Lie; 10=Apostasy

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>“We'd like to think that the individuals involved could settle this between themselves, but -- at this point that seems incredibly unlikely.”</i>	HS-10	5	Of course it was unlikely, because it was orchestrated that way.
<i>“Said Poitras [a local business owner], who has never met Young, ‘I think the resentment that I've heard is that he's caused so many headaches.’”</i>	HS-13	8	There is no truth to this statement, just a baseless pejorative quote for effect, and it's noteworthy that he has never met Spencer Young.
<i>“[Lex Alexander said] because of the parking situation and the continual struggles and impossibility of dealing with the landlord, we're going to leave.”</i>	DTH-06	10	False. Lex Alexander was evicted for non-payment of rent and currently owes somewhere in the vicinity of \$500,000
<i>“Conrad Thurstone of Penang said This [foreclosure hearing is one more event in a long, sordid saga, with several misunderstandings. . . . [He also said] the relationship with Spencer as a landlord has been much more difficult than his predecessor. . . We just hope we will get a more reasonable and easier-to-deal-with landlord”</i>	DTH-08	6	This is husband of the owner of Penang who was NOT involved in the operation of the restaurant; however, he was remarkably difficult throughout the negotiations to take back unused space to reduce their rent and build the customized space for Baba Ghannouj.
<i>“. . . and Craig eventually blocked off his side of the lot. This cut the amount of parking to below what Thurstone said was promised in his lease.</i>	DTH-08	9	There is no truth whatsoever to this statement, as any warranties and representations by the landlord concerning adequacy of parking was specifically EXCLUDED, due to the notorious past behavior of PH Craig.

Manure Meter Index: 0=Truism; 1=White Lie; 2=Misstatement; 3=Ambiguity; 4=Evasion; 5=Misrepresentation; 6=Fallacy; 7=Equivocation; 8=Prevarication; 9=Bold-Faced Lie; 10=Apostasy

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
------------	------------------------------	--------------------	-----------

Consequently, . . .

h) The Property Has A High Vacancy Rate			
<i>Title of Article: “Coffee shop lock-out leads to relocation”</i>	CHN-07	10	<p>It was Lex Alexander’s plan all along to relocate, and his withholding of rent was a mere canard intended to cause a default on the Wachovia mortgage loan, so that he and a group of investors could repurchase the subject property out of foreclosure.</p> <p>3 Cups was EVICTED as a tenant at The Courtyard of Chapel Hill for NON-PAYMENT OF RENT.</p> <p>There is not a modicum of compassion resident in the psyche of Mr. Craig – in fact he has long history of terrorizing the tenants and patrons of The Courtyard. He is only interested in extorting monies from others through a range of bullying tactics.</p>
<i>“3 Cups moved out from The Courtyard of Chapel Hill”</i>	N&O-18		
<i>“Chapel Hill coffee shop owner closes store, plans move”</i>	CHN-08		
<i>“Lex Alexander closed his 3Cups coffee shop Sunday, June 1, at The Courtyard in downtown Chapel Hill”</i>	CHN-08		
<i>“We are leaving because we basically can’t operate the business with no parking”, [Lex Alexander said].</i>	DTH-06		
<i>“The only thing for us to do is move” [Lex Alexander said].</i>	DTH-06		
<i>“Spencer Young, the landlord who drove 3Cups coffee shop out of its downtown location, faces lawsuits seeking more than \$3 million related to his Franklin Street property, The Courtyard of Chapel Hill”</i>	CHN-09		
<i>“I feel bad for the tenants.” Craig said, referring to the shop owners who Are stuck in the middle.”</i>	DTH-03		

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<p><i>“The consignment shop which has rested neatly at the heart of the West End Courtyard for 22 years is closing . . . Thomas has owned the store for 18 years and said its closing is like a death in the family . . . She made the decision to close the shop after sewerage pipes burst Jan. 6, flooding parts of the bottom floor where clothing racks, fitting rooms and her office were located . . . I just want to get my business up and running again in a place that I can continue to run effectively. . . Cameron Williams, manager of Penang, a Malaysian and Thai restaurant located next to The Stock Exchange, said he would be shocked to see the tall window-front display empty. . Thomas was a vibrant part of the community . . . it’s always sad when a store closes down here”</i></p>	<p>DTH-01</p>	<p>8</p>	<p>There are many problems with this article and revealing Freudian slips: (1) the subject property is referred to as the “West End Courtyard”, which is name Lex Alexander of 3Cups unsuccessfully campaigned for; (2) the sewerage pipes did NOT burst rather, on frequent occasions, instances of commercial sabotage were experienced, whereby obstructive materials were placed in the sewerage lines; (3) Meg Thomas did NOT opt out of her lease, had no legal basis to do so, and accordingly, she owes over \$100,000 in rent arrears that are accruing interest; (4) Meg had represented she was burned out and was going to retire from the business altogether and then asked if she could be released from her lease – while considering her request, we learned of her intentions to reopen at a new location – ergo, a release was never granted.</p> <p>Statements likening this situation to “a death in the family” which was “always sad” and noting she had been located at The Courtyard of Chapel Hill “for 22 years” coincides with the very much orchestrated sabotage and smears. In fact, Meg had earlier agreed to enter into a lease for an additional space, and planned to use the insurance monies to redo her store. The group intending to undermine the economic viability of The Courtyard actively worked to get her into a new space, and the law firm of Northen & Blue provided her false, but corruption-based assurances that Mr. Young would never collect the rent arrears.</p>

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>“3 Cups Coffee Shop will relocate to 227 S. Elliott Road in the Fall after its property owner filed eviction papers against the business last week.”</i>	DTH-06	7	The article left out an important part – the eviction was for NON-PAYMENT OF RENT.
<i>“Hich Elbetri, co-owner of SandwHich in The Courtyard, described 3 Cups leaving its downtown location as “ a weird feeling”</i>	DTH-06	3	This ambiguous statement was presented in a decidedly negative context.
<i>“Wachovia’s recent attempts to foreclose on The Courtyard on West Franklin Street is yet another strike against what appears to be a stagnating business climate”</i>	DTH-07	10	A completely absurd statement. The Courtyard of Chapel Hill would have had 100% occupancy at dramatically higher rents had the Town of Chapel Hill enforced the Special Use Permit, and had the unlawful parking lot blockade removed, as the Town of Chapel Hill had done for two years prior and was REQUIRED TO DO TO ENFORCE THE OPERATIVE SPECIAL USE PERMIT.
<i>“Many of the shops remain empty”</i>	N&O-18 N&O-17	6	Spencer Young held executed Letters of Intent and other commitments to substantially lease all remaining space at The Courtyard of Chapel Hill (at roughly twice the previous rental rates), once the parking imbroglio unlawfully caused by PH Craig was resolved. Because the Town of Chapel Hill failed to enforce local ordinances, or otherwise compel Mr. Craig from removing the parking lot obstructions.

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>“Coffee shop, 3 Cups, left the complex in June after a conflict with Young about parking.”</i>	DTH-08	10	3 Cups was EVICTED for non-payment of rent – they did NOT leave the complex at their own volition due to the parking situation (which Lex Alexander played a role in creating). Moreover, due to the acceleration of his future rent commitments pursuant to his lease, 3 Cups owes Mr. Young approximately \$500,000 in rent arrears, which Mr. Alexander has personally guaranteed
<i>Title of Article: “ Blissful Bakery Takes 3 Cups Location”</i>	DTH-10	7	This entire article failed to mention: (1) This exciting new tenant was brought in by, and executed a long-term lease with Spencer Young; and (2) their space combined units previously rented by 3 Cups AND Swanson & Associates Landscape Architects; and (3) their market based rent is double what the spaces were previously rented at. The article also failed to mention that SandwHich entered into a new long term lease with Mr. Young, expanding their space and agreed to a 40% increase in their rent to bring it to market levels.
<i>“[Locopops], which sells gourmet Mexican popsicles, has left The Courtyard on West Franklin Street.. [It] opened its Courtyard store in early 2007.. . other businesses left . . .When LocoPops lease expired in February, its owners decided to move.”</i>	DTH-11	4	Lex Alexander played a significant role in his strongly encouraging Loco Pops to leave The Courtyard of Chapel Hill. This article evades the truth.
<i>“3 Cups dispute may end in moving.”</i>	HS-11	8	Ridiculous – it was planned all along and the withheld rent was to cover start up costs at the new location.

Manure Meter Index: 0=Truism; 1=White Lie; 2=Misstatement; 3=Ambiguity; 4=Evasion; 5=Misrepresentation; 6=Fallacy; 7=Equivocation; 8=Prevarication; 9=Bold-Faced Lie; 10=Apostasy

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>“I've had it. I've signed a lease on a new space on Elliot Road. I gave it my best shot in downtown Chapel Hill, but it didn't work”. . .” 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. A dispute over parking has embroiled Young and some of his tenants for months.</i>	HS-12	10	No truth to this at all. This was an astonishing instance of commercial sabotage and corruption at many levels.
<i>“Much of the Courtyard of Chapel Hill appears to Be vacant.”</i>	HS-13	6	By design and very much orchestrated – because the Town did not enforce the Special Use Permit, as they had long been doing, and had an obligation to do. This maliciously destabilized the property.
<i>”A map of the shopping center posted just inside an entrance from Franklin St. lists approximately 25 retail office and restaurant spaces in The Courtyard; at least a dozen windows are adorned with yellow signs tempting someone to “lease the space”.</i>	HS-13	5	
<i>“Alexander closed his coffee shop.”</i>	HS-13	10	False, He was evicted for non-payment of rent.
<i>[Tenant prospects] are also aware of the bad press the Courtyard has received.</i>	HS-13	6	Again by design and orchestrated.

Manure Meter Index: 0=Truism; 1=White Lie; 2=Misstatement; 3=Ambiguity; 4=Evasion; 5=Misrepresentation; 6=Fallacy; 7=Equivocation; 8=Prevarication; 9=Bold-Faced Lie; 10=Apostasy

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>As the Chapel Hill Herald reported earlier this week, much of the courtyard appears to be vacant. At least a dozen store windows -- out of perhaps 25 -- are adorned with yellow signs tempting someone to lease the space.</i>	HS-14	7	See comments on prior page.
<i>“It didn't have to be this way. But The Courtyard appears to be the victim of a series of controversies and unpleasantries since Spencer Young bought the property.</i>	HS-15	10	False. All controversies were predicated on the unlawful parking lot blockade. This violated a long standing special use permit with called for parking exclusively for the tenants of The Courtyard of Chapel Hill
<i>Alexander closed 3 cups on June 1 and vacated the space at the courtyard. He's working on opening a new shop at 227 Elliott Road in Chapel Hill.</i>	HS-15		
<i><u>Title of Article:</u> 3 Cups Coffee Shop Faces Eviction - a popular Franklin Sttreet coffee shop is packing up and moving after its landlord filed eviction papers.</i>	N&O-12		False. He was evicted for nonpayment of rent
<i>One way or another, 3 Cups is moving [out from The Courtyard of Chapel Hill. . . Alexander has signed a lease on Elliot Road near the Whole Foods.</i>	N&O-12		

Manure Meter Index: 0=Truism; 1=White Lie; 2=Misstatement; 3=Ambiguity; 4=Evasion; 5=Misrepresentation; 6=Fallacy; 7=Equivocation; 8=Prevarication; 9=Bold-Faced Lie; 10=Apostasy

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>Spencer Young [is] the landlord who drove 3 Cups Coffee Shop out of its downtown location</i>	N&O-15	10	False. He was evicted for nonpayment of rent over an unlawful parking lot blockade, which Mr. Young was availed NO REMEDY . . . and quite by design.
<i>At least eight spaces in the complex are vacant</i>	N&O-16	7	See comments on page 23
<i>Many of the shops remain empty</i>	N&O-17		

And . . .

i) This Has Been Harmful And Embarrassing To Many			
<i>“. . . it directly affects a lot of other people – notably the tenants and customers of Courtyard shops and offices who just want to go about their business without all the drama.”</i>	CHN-06	7	The person most harmed (but never mentioned in such context) has been Spencer Young. This unlawful parking lot blockade, together with the extensive corrupt efforts to impede a swift resolution, drove occupancy from 95% to 40%, thereby causing economic destabilization of the property, the Wachovia mortgage loan default and the eventual foreclosure on the property – thereby resulting in a grand larceny of approximately \$9 million. Young’s hands were tied – Craig would not enter into ANY lease or sale contract at ANY terms, the Town prevented him from removing the blockade, and both Wachovia and Paragon reneged on financing the reconfiguration of the parking lot for valet service that would have increased parking capacity by multiples, and permanently resolved the orchestrated parking lot imbroglio. Morgan Stanley and Kirkland & Ellis sponsored these manifestations through operatives to preserve their anonymity.
<i>But the endless standoff is hurting a lot of other people, especially the Courtyard tenants and their employees, and so far as we can see, benefiting no one. Please gentlemen, work it out.”</i>	CHN-06		

Manure Meter Index: 0=Truism; 1=White Lie; 2=Misstatement; 3=Ambiguity; 4=Evasion; 5=Misrepresentation; 6=Fallacy; 7=Equivocation; 8=Prevarication; 9=Bold-Faced Lie; 10=Apostasy

Article Excerpts Depicting “**Lousy Landlord**” Theme

The Manure	Articles Where This Appeared	Manure Meter Index	The Truth
<i>Title of article: parking dispute continues to embarrass. It might almost be amusing if it wasn't so foolish and so harmful. But the dispute that has embroiled owner and tenants of the courtyard shopping center and Chapel Hill has gone on far too long. And it's continuing, embarrassing not only those involved but the town itself.</i>	HS-10	7	See comments on prior page.
<i>“The word ‘petty’ doesn't do all of this justice. It is also small-minded and endlessly embarrassing.</i>	HS-10		
<i>It's obviously a high conflict situation that's having a negative impact on any lot of people's lives, said town councilmember Bill Strom</i>	N&O-08	10	This is an especially bombastic statement by the person who assured Mr. Young that PH Craig would NEVER be allowed to disrupt commerce at The Courtyard of Chapel Hill.

In conclusion, Spencer Young is a bad man and an exceptionally poor businessman, whose single-handedly ruined downtown Chapel Hill. Therefore, he should be depleted of all his assets and run out of town, so he and his family will justifiably suffer the shameful consequences of his actions... in poverty.