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### Bank may take over

The Courtyard is facing foreclosure

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Spencer Young, owner of The Courtyard complex in Chapel Hill, will face a foreclosure hearing today in Orange County Superior Court.

The hearing might be the end of a long-running, complicated dispute between Young and tenants of The Courtyard.

"This is one more event in a long, sordid saga, with several misunderstandings," said Conrad Thurstone, an owner of Fenang restaurant in the complex.

"The relationship with Spence as a landlord has been much more difficult than with his predecessor," he said.

The foreclosure hearing will determine whether Young can reach an agreement with Wachovia or if the bank takes over the property.

If Wachovia takes control of The Courtyard, it will replace Young as the landlord. Tenants said they hope the next landlord will address parking.

"We, perhaps naively, assumed that parking for our customers would be available," Thurstone said.

But Young was unable to reach an agreement with P.H. Craig, who owns most of the parking lot next to The Courtyard, and Craig eventually blocked off his side of the lot. This cut the amount of parking to below what Thurstone said was promised in the lease.

"As tenants you don't want to make trouble," Thurstone said. "We just hope we will get a more reasonable and easier-to-deal-with landlord."

Coffee shop 3Cups left the complex in June after a conflict with Young about parking.

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."

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Thurstone also said that he hopes the new landlord will fix some of these problems and that the future of his restaurant and The Courtyard is unclear.

"We do not know what the consequences will be for our lease, whether it will stand or be terminated," he said.

Haddad said it is difficult to get any information because Young is inaccessible.

"It's a game of wait and see. We don't know where to get answers," Haddad said. "We don't have a landlord to go to."

Young could not be reached for comment.

Contact the City Editor at [citydesk@unc.edu](mailto:citydesk@unc.edu).

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