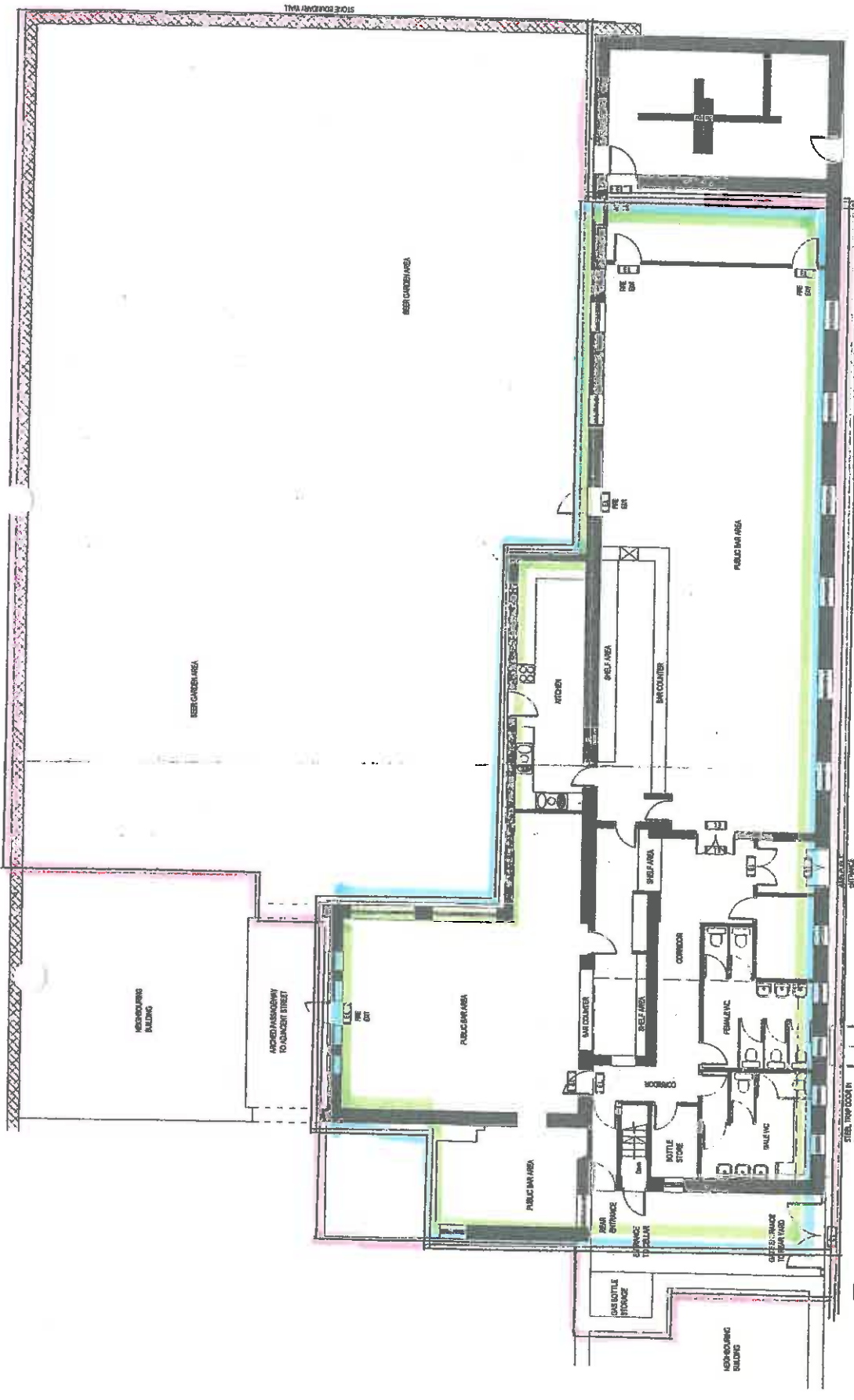


APPENDIX 14



TSADA BUILDING DESIGN SERVICES
 1000 West Broadway, Suite 100
 Vancouver, BC V6C 1A4
 Tel: 604-681-1111
 Fax: 604-681-1112

LAYOUT PLAN OF THE GLOBE TAVERN
 PUBLIC HOUSE
 EXISTING GROUND FLOOR PLAN

Architect	Globe Tavern, Langham, Contra
Scale	1:100
Drawn by	J. SANDERSON
Date	20/08/05

EXISTING GROUND FLOOR PLAN SCALE 1:100

LEGEND
 Green - Regulated Entertainment
 Blue - Late Night Refreshment
 Pink - Sale of Alcohol

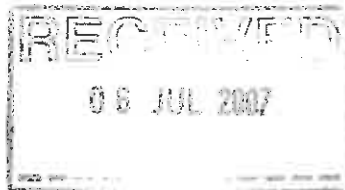
LEGEND
 Pink - Sale of Alcohol
 Green - Regulated Entertainment
 Blue - Late Night Refreshment.
 A.H.

NEIGHBOURING BUILDING
 ADDED PASSAGEWAY TO GARDEN STREET
 BEER GARDEN AREA
 PUBLIC BAR AREA
 KITCHEN
 BAR COUNTER
 RESTROOMS
 BOTTLE STORAGE
 DRESSING ROOM
 STAIRS
 STREET TRAMP ROOM IN PREVIOUS ACCESS FOR NEIGHBOURING BUILDING
 STREET ENTRANCE

NEIGHBOURING BUILDING
 PUBLIC BAR AREA
 BAR COUNTER
 RESTROOMS
 BOTTLE STORAGE
 DRESSING ROOM
 STAIRS
 STREET TRAMP ROOM IN PREVIOUS ACCESS FOR NEIGHBOURING BUILDING
 STREET ENTRANCE

Our Ref: JD/GVH/July07

Mr Drew Brown
Globe Tavern
Bank Street
Longtown
Cumbria
CA6 5PS



Dear Mr Brown

Re: The Globe Tavern, Bank Street, Longtown, Cumbria, CA6 5PS

As you are aware the District Environmental Health Officer has applied for a review of the Premises Licence. We are also aware from conversations our Solicitors, Poppleston Allen, have had with the council, that at least four residents are going to be supporting the District Environmental Health Officer in her review together with the Police.

I have tried to contact you on many occasions both after the service of the original noise abatement notice and following the issue of the review application but you have failed to return my calls. I then visited you on Monday 2 July, but you were at a funeral. I left an urgent message for you to call me but again you have failed to call me.

Your member of staff advised me that sound insulation works are being carried out to the premises and also a noise limiter is being fitted but the District Environmental Health Officer is unaware of this work and has not inspected it.

We must insist that until such time as the District Environmental Health Officer has had the opportunity to assess the impact these alterations have had on noise breakout that you cease to provide any sort of entertainment in the premises.

Additionally the District Environmental Health Officer has received complaints of noise from customers in the beer garden and again we must insist that you ensure that your customers, whilst using the beer garden, do so quietly.

Failure to cease providing entertainment and to control the noise your customers are making in the beer garden may further jeopardise the continuation of the Premises Licence in its current form i.e. under the existing conditions and hours. This is a breach of your tenancy agreement and as such we could also seek to take forfeiture proceedings against the lease.

I intend to visit the Globe at 11.00am next Thursday July 12 and insist that you meet me there to discuss these issues and I also insist that you stop any entertainment until the local Environmental Health officer has assessed the work you have carried out

I look forward to hearing from you as a matter of urgency.

Yours sincerely

John Dipaolo
Business Development Manager

CC. Jonathan Smith – Poppleston Allan
Geoff Tarbuck – Regional Operations Manager
Claire Tunncliff – Property Co-Ordinator

Our Ref: JD/GVH/August07

7th August 2007

Mr Drew Brown
Globe Tavern
Bank Street
Longtown
Cumbria
CA6 5PS



Dear Mr Brown

Re Globe Tavern, Longtown

I visited the Globe Tavern at 4.00 pm on Tuesday 31st July 2007 when once again you were not available, but after discussion with your staff I am advised that you are still allowing music to be played every Thursday, Friday, Saturday & Sunday in the main music room and also allowing singers at least once a week in the back room.

This is despite my letter to you on 5th July 2007 insisting that all entertainment is stopped until such time as the District Environmental officer has inspected the noise reduction work you have carried out.

Once again I asked that you contact me so that we could discuss the situation, but to no avail. I can only reiterate that we do not condone or support your actions and until the planned review hearing you observe the contents of my previous letter, namely that you should not have any regulated entertainment in the bar area which previously had been disturbing residents and that you must ensure that the customers using the beer garden are controlled in such a way that they do not disturb the local residents.

Once again I ask as a matter of urgency that you call me on 07778 530 336 to discuss these issues.

Yours sincerely

A handwritten signature in black ink, appearing to read "John Dipaolo", written over a horizontal line.

John Dipaolo
Business Development Manager

CC: Geoff Tarbuck
Gerard Doherty
Claire Tunnicliff

Globe Tavern, Longtown, Carlisle

Draft Conditions

1. Prior to the submission of any application for the transfer of the Premises Licence and variation of the Designated Premises Supervisor County Estate Management (Pubs) Ltd will seek the prior approval of the applicant for the transfer of the Premises Licence and variation of the Designated Premises Supervisor from Cumbria Constabulary;
2. Within one month County Estate Management (Pubs) Ltd acting on behalf of the landlord (for so long as Pubfolio Ltd are the landlord) will bring forfeiture proceedings against Mr Drew Alexander Aitkin Brown in order to secure his vacation of the premises.