

**Sean Butler**

**From:** Sean Butler <[sbutler@iinet.net.au](mailto:sbutler@iinet.net.au)>  
**Sent:** Tuesday, 15 November 2011 1:47 PM  
**To:** David Gilbert (David.Gilbert@bankwest.com.au)  
**Subject:** Discussion Items for meeting  
**Attachments:** S W Times Lighthouse Article 4.8.2011.pdf; Allegations made by Mark Englebert 1.11.2011.pdf; Lighthouse advertising suggestions

*Note*  
*the same day*  
*selling asset fold*  
*purchase not to present an offer !!*

Dear David,

Thank you for agreeing to a meeting as requested, I would like to resolve a number of items that are of concern and as requested I attach a list of some of the items I would like to discuss at the meeting.

National Hotel:

- 1) Why the National Hotel, valued at over \$7m in 2010, is not on the market after 17 weeks.
- 2) Details of what the receivers have done to prepare the National for selling as from my enquiries it appears nothing has been done.
- 3) Why occupational safety and **fire safety** issues at the National have not been attended, I have given an estimate of my time to organise items but receivers have advised they will get someone else to attend.
- 4) Why for sale signs are on the building when it's not listed for sale. This gives the incorrect impression that it's hard to sell as it's been on the market for so long.

Lighthouse Hotel:

- 5) Is the Lighthouse Hotel, valued at \$14m in 2011, sold? Tenders closed on 28<sup>th</sup> September almost seven weeks ago.
- 6) The impact of the attached media article with incorrect statements by the receivers, on the sale process.
- 7) Why were improvements not made to the marketing as suggested in my email to the receivers dated 5<sup>th</sup> September and forwarded to you on 9<sup>th</sup> November copy attached.
- 8) Where has the rent Butler Constructions pays gone, based on the last few years history about \$200,000 could have been paid over the last 4 months.
- 9) Why up to date trading figures on the Lighthouse are not being made available to interested parties now though the agents are saying put an offer in.
- 10) Why tradesmen were not warned about asbestos and instructed to work on it in an unventilated confined space until I intervened.
- 11) Why the pool was left unattended and unsafe when the Hotel was full of children.
- 12) False allegations against myself By Mark Englebert, I take these seriously and they need to be either substantiated or withdrawn with an apology made. Please provide details in response to my email to dated 11 November copy attached.

*Note*  
*→*

Butler Constructions

- 13) Where have profits gone. Based on previous years accounts it should have netted about \$180,000 over the last four months.
- 14) Have debtors, over \$400,000 at the time of the receivers appointment, been collected.
- 15) Has all outstanding tax been paid, collection of pre appointment debtors will clear all tax and pay any outstanding interest and creditors.
- 16) What are the receiver's costs to date to administer Butler Construction and what benefit has their involvement brought?
- 17) Why don't the receivers want to release details of recent trading history to potential purchasers, what have they got to hide?

18) Why was my and my wifes employment terminated unfairly and without notice 10 weeks after their appointment without payment of wages, entitlements or superannuation? The receivers are not experienced or qualified to do the duties I was performing as should now be well apparent by the inaction on the National Hotel.

Generally:

↙ Nok!!

- 19) In the past all interest on all loans has been paid on time until Brian did not settle on the sale agreement in May. We then hit winter the quietest trading period after spending over \$300,000 on capital works in the previous 12 months in anticipation of the sale. Going ahead the Lighthouse should earn over \$1m of which 45% pays rent to the ownership company and 55% goes to Butler Constructions. Brian Benari is a 50% owner of both properties and has a good income that can also be called upon to pay interest. The Bank has personal guarantees from Brian.
- 20) Bankwest's vision is to be the best value, most innovative and approachable bank in Australia, with an absolute focus on customer satisfaction. We have been good customers for over eight years and if Brian, myself and the Bank could discuss things all this could be sorted out with a good result for the three parties.

Please advise a mutually convenient time for the meeting, I will bring legal representatives so a few days' notice will be required.

Kind Regards,

**Sean Butler**

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