Exhibit G

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September 28, 1995

SENT VIA FACSIMILE
(305) 292-8227

Diane Covan, Esq.
City Attorney - City of Key West
604 Simonton Street
Key West, Florida 33040

Re: Flipper's Sea School Property - (Dr. Richard Walker)

Dear Diane:

As we discussed yesterday, the following points will need to be addressed in your opinion/settlement letter:

1. The proposed/anticipated use of the property is less intensive than previous purposes for which the property was utilized;

2. The property will be permitted for partitioned offices downstairs and three (3) residential units upstairs in the main building and office space and/or residential units in the adjacent building, which used to house Shuckers Raw Bar and, later, the Comedy Club;

3. The decking/stairwells on the property are grandfathered as is and would not need to be rebuilt (nor could they be rebuilt, since they would violate new set-back requirements);

4. If the parking was good enough for the City, then it is good enough for Drs. Walker, Schultz, and Peterson. The proposed uses shall not require additional parking spaces, as the proposed uses are less intensive than those in the past;

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5. Finally, the property would continue to be capable of permitting under the PS/CG zoning for any activities allowable under those particular zoning classifications.

The manner in which the City dealt with our clients in this matter is unbelievable, but we are encouraged that you are taking the no-nonsense approach that you voiced during our meeting of yesterday. We appreciate your resolve to rectify the wrongs, and comply with the City's representations.

Very truly yours,

EDWARD W. HORAN
For the Firm

EWH:mls
cc: Drs. Walker, Schultz
& Peterson