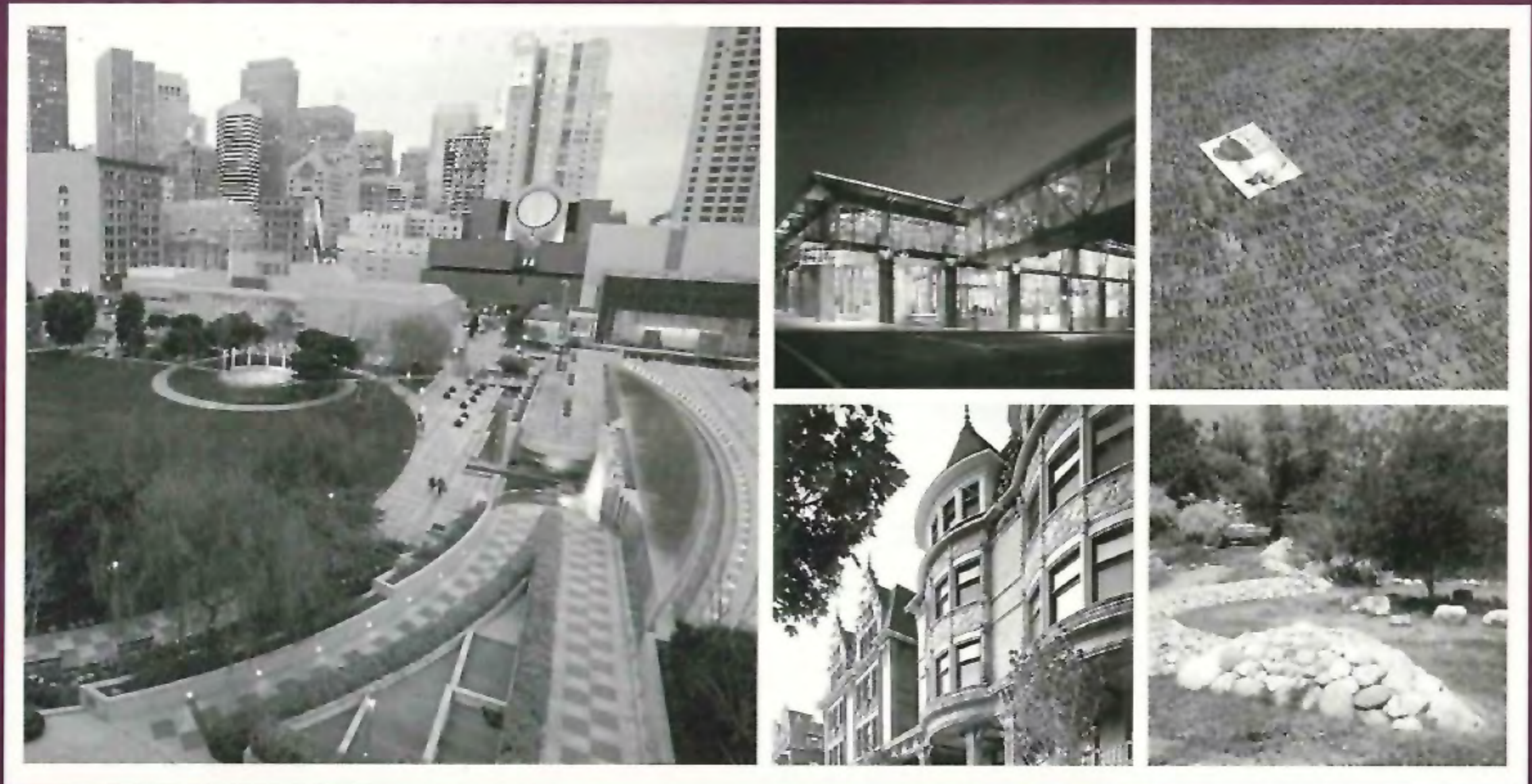


COMMITMENT TO PLACE: URBAN EXCELLENCE & COMMUNITY



BRUNER FOUNDATION, INC.

RUDY BRUNER AWARD FOR URBAN EXCELLENCE

1999