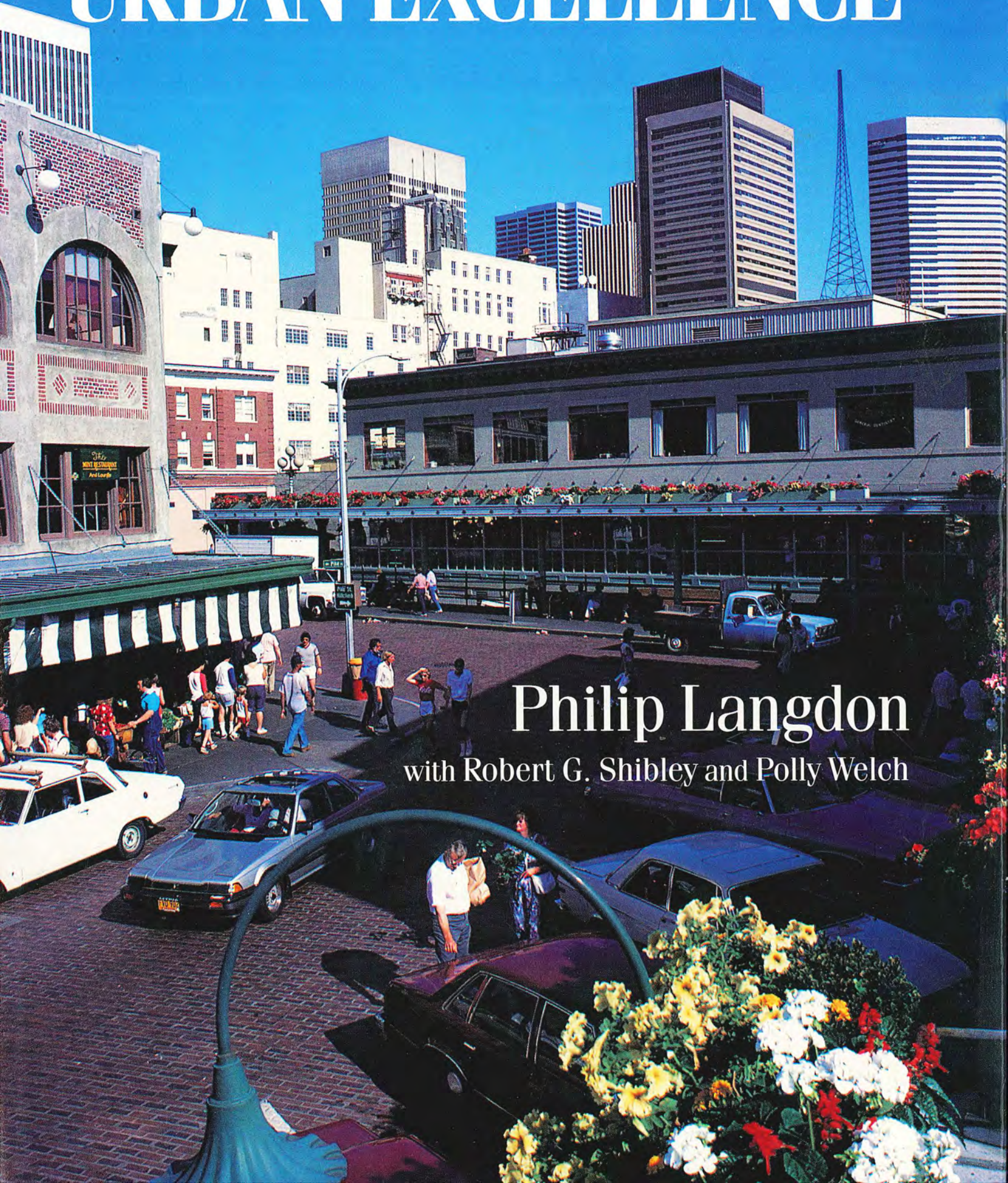


# URBAN EXCELLENCE



Philip Langdon  
with Robert G. Shibley and Polly Welch