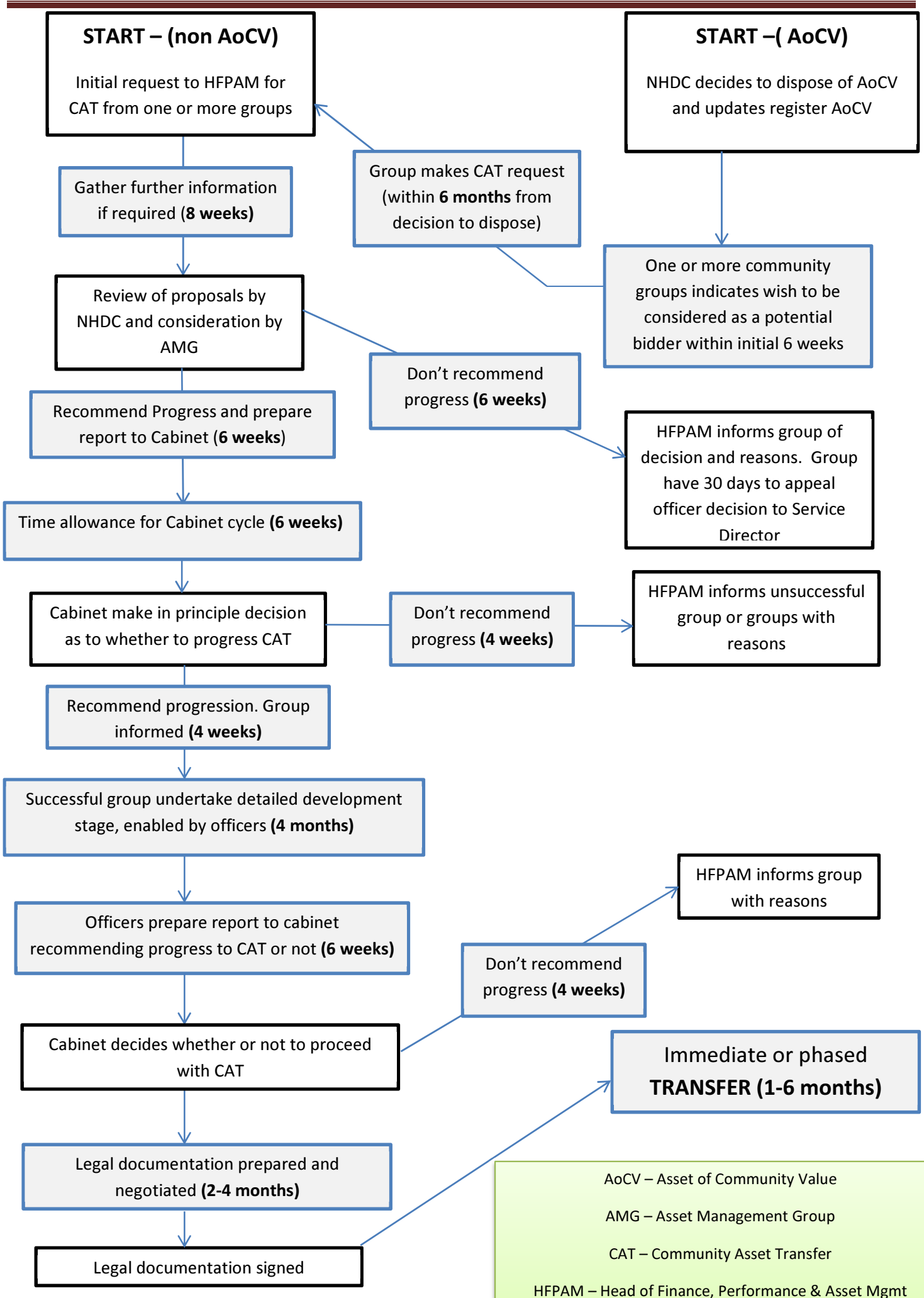Community Asset Transfer flowchart