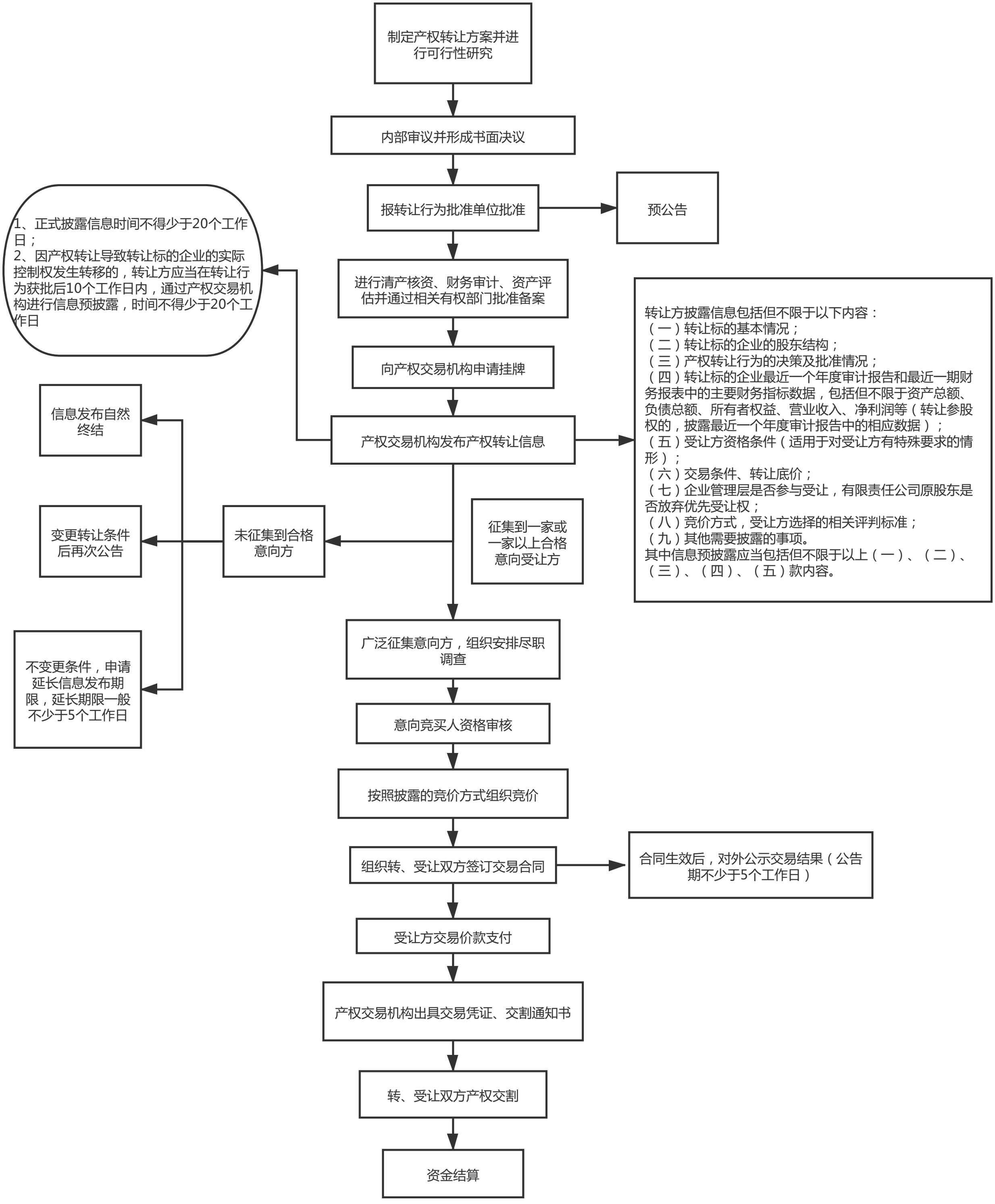企业国有产权转让交易流程