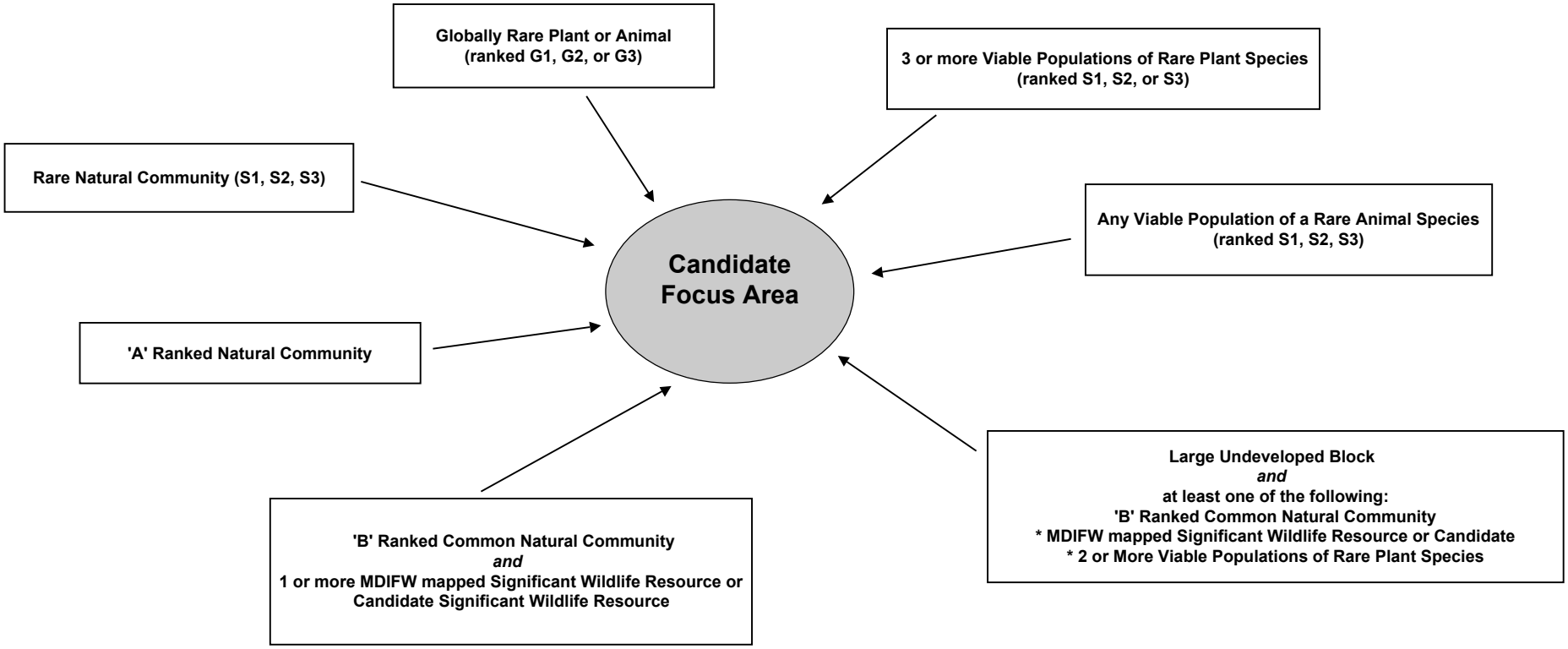Selection Criteria for Candidate Land Trust Focus Areas