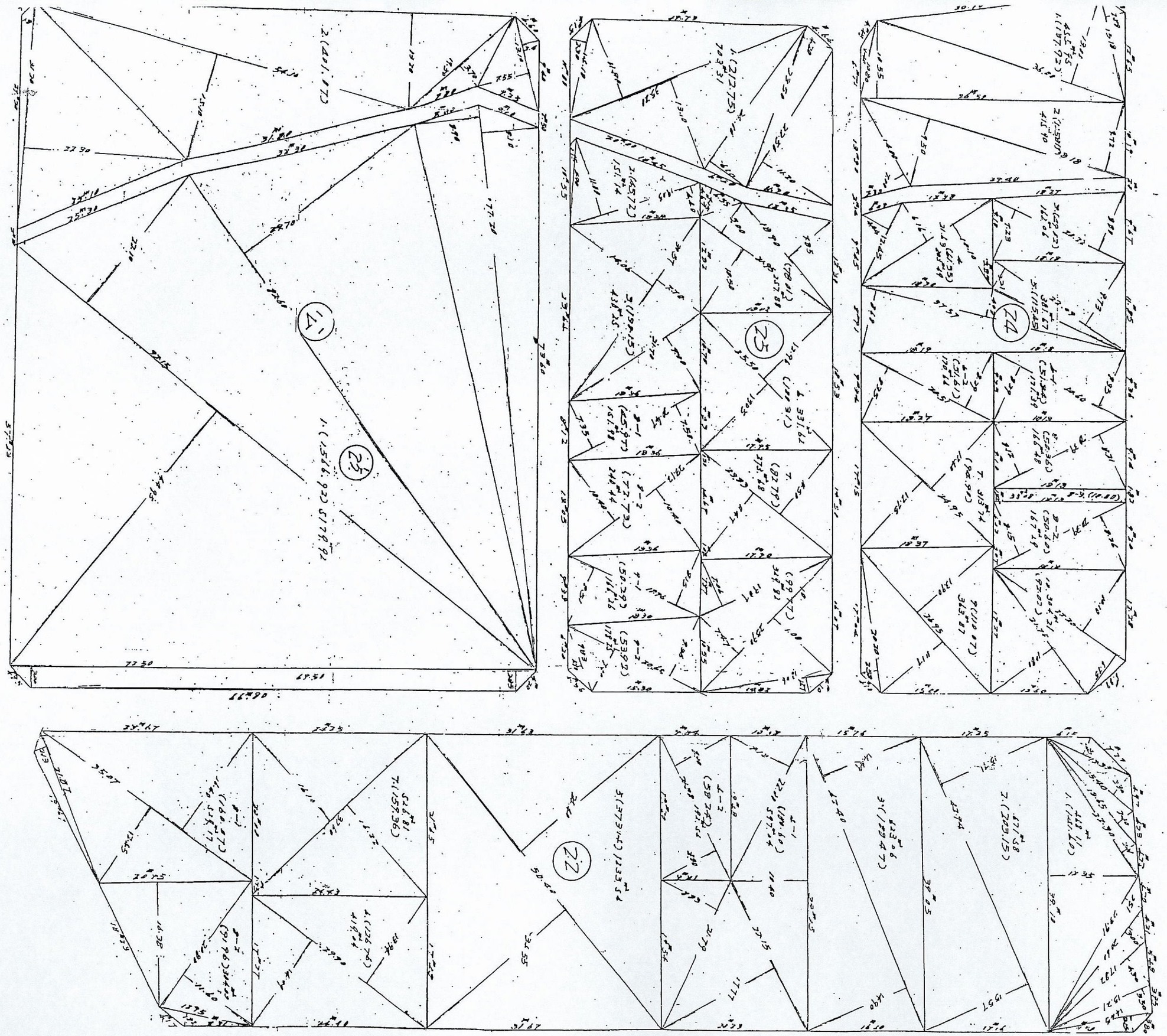小金土地区画整理事業