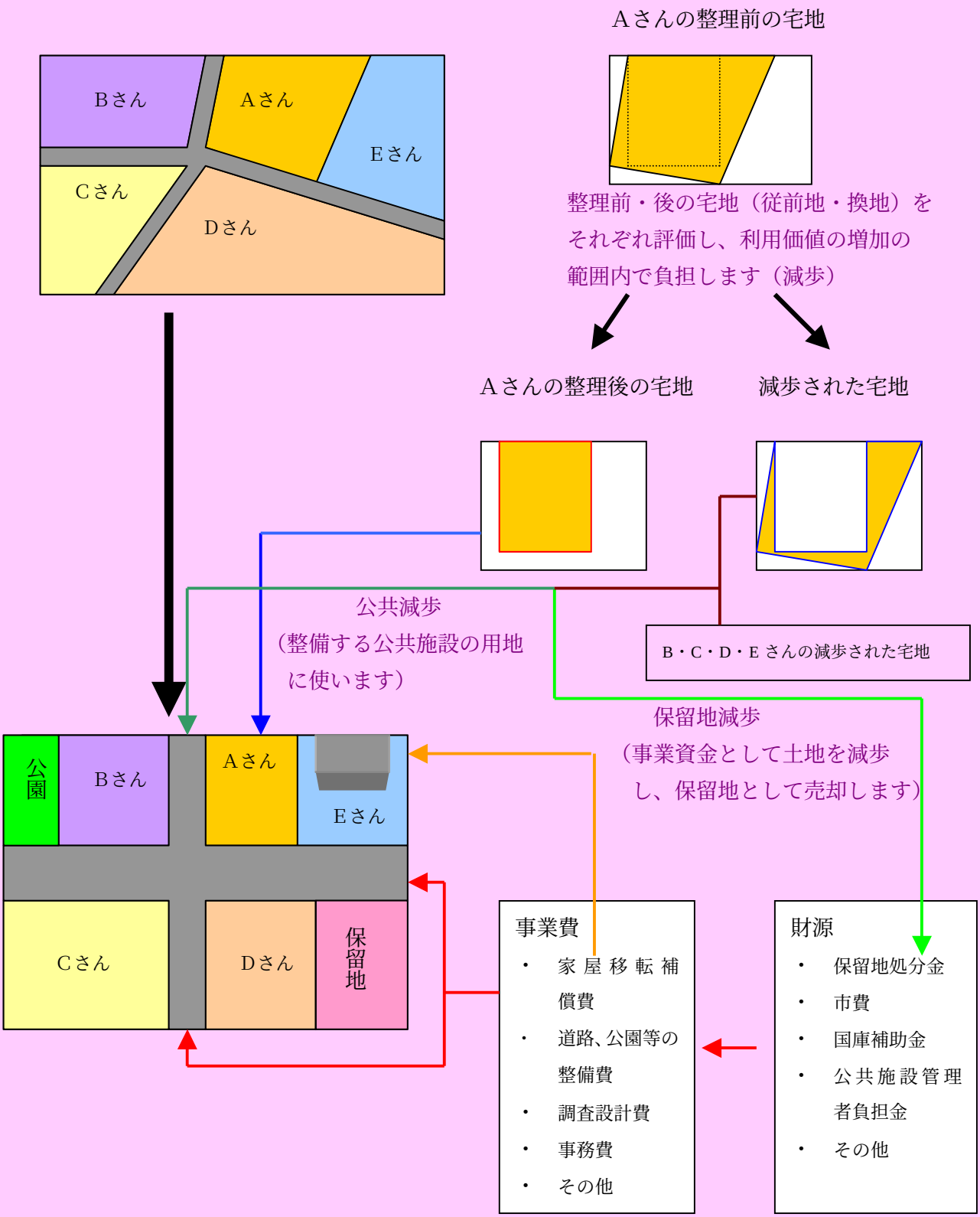土地区画整理事業のしくみ