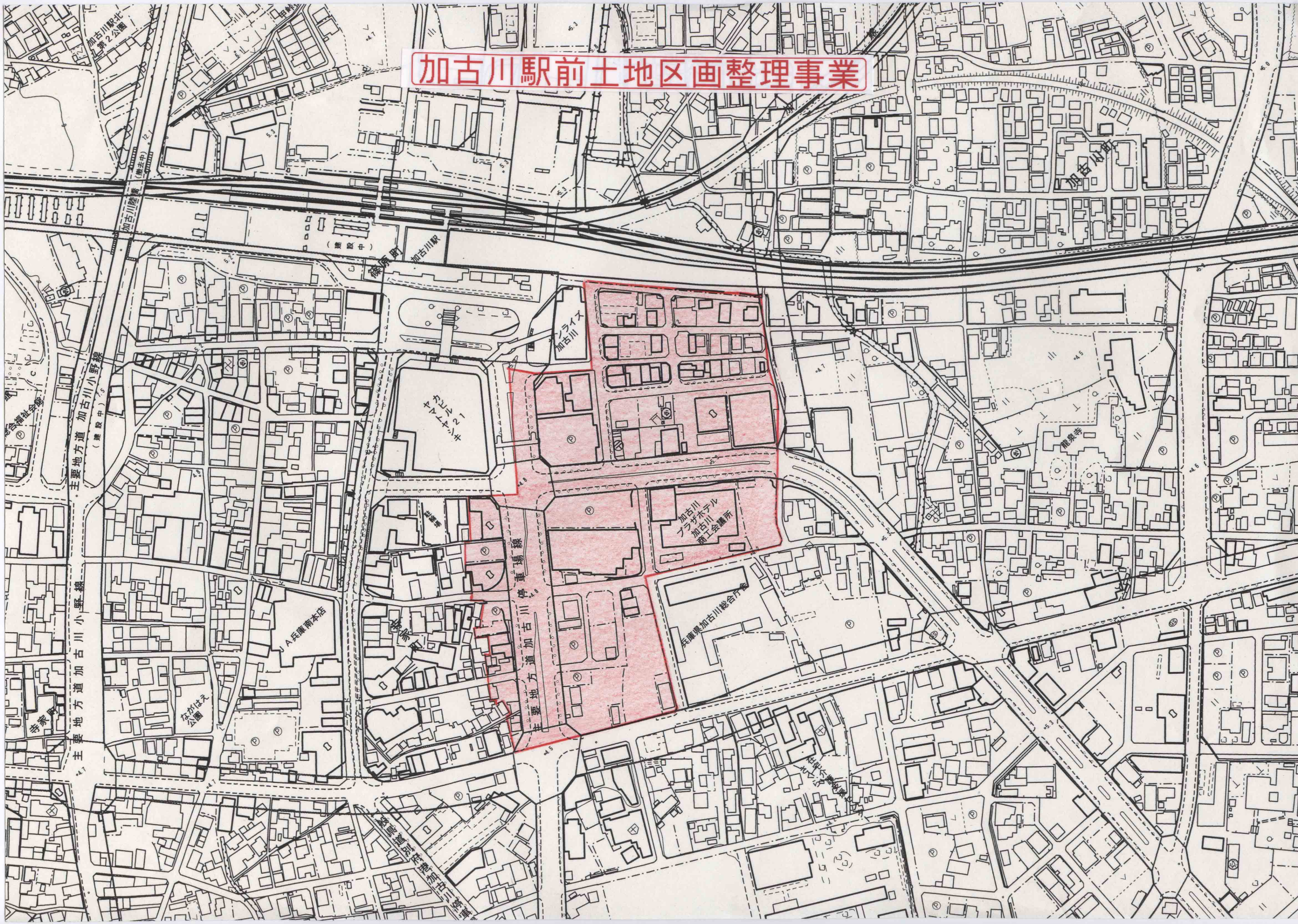加古川駅前土地区画整理事業