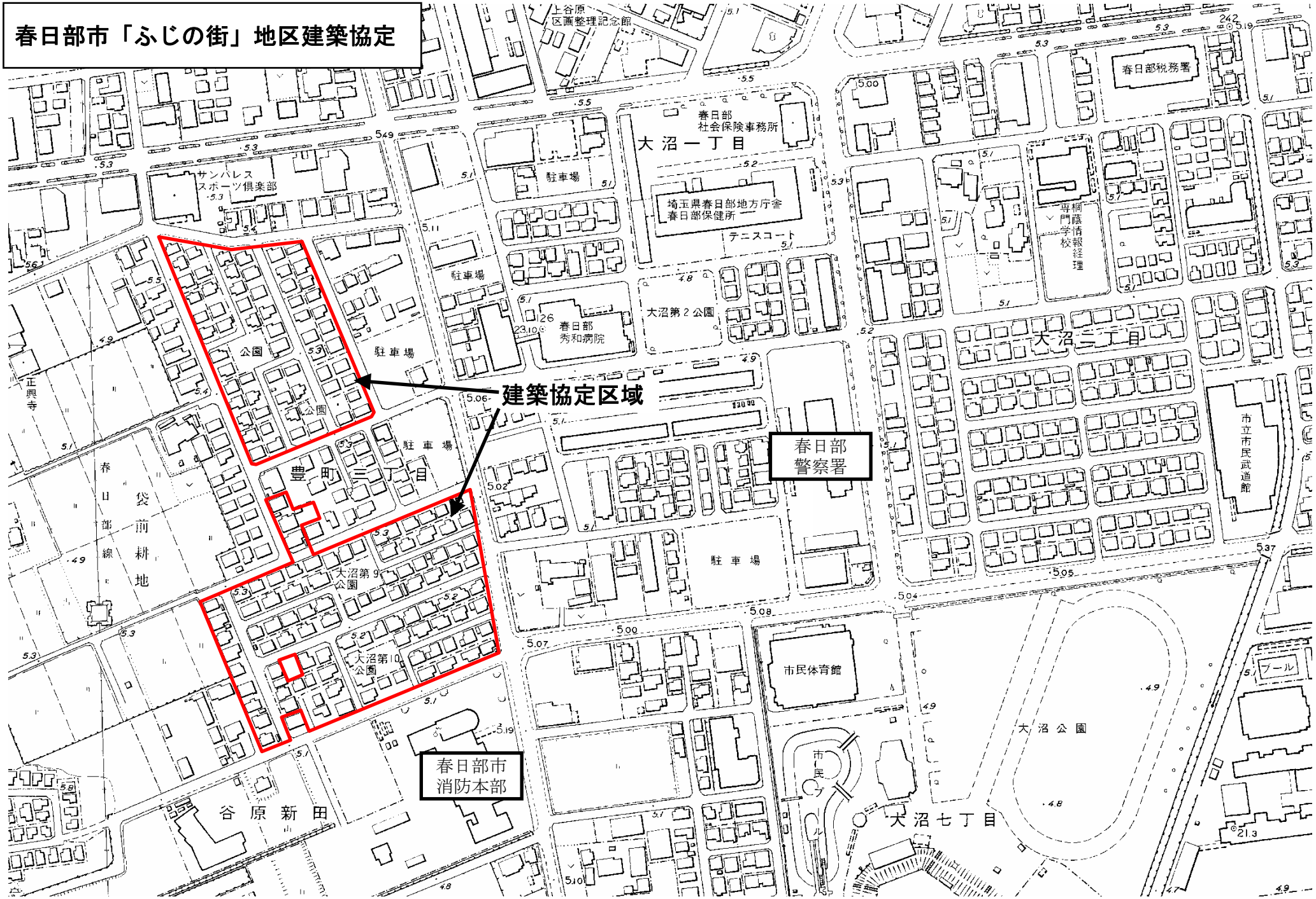春日部市「ふじの街」地区建築協定