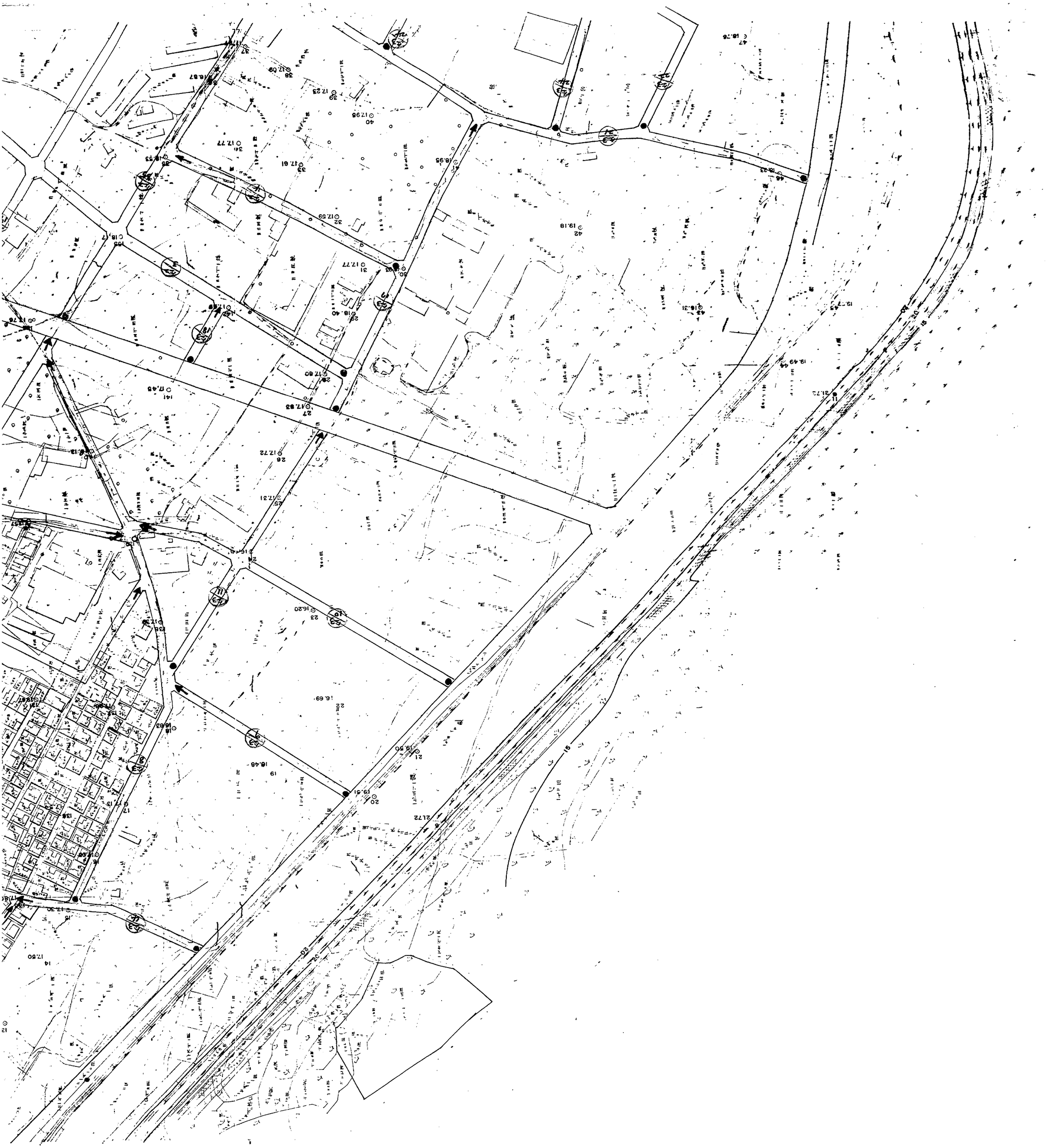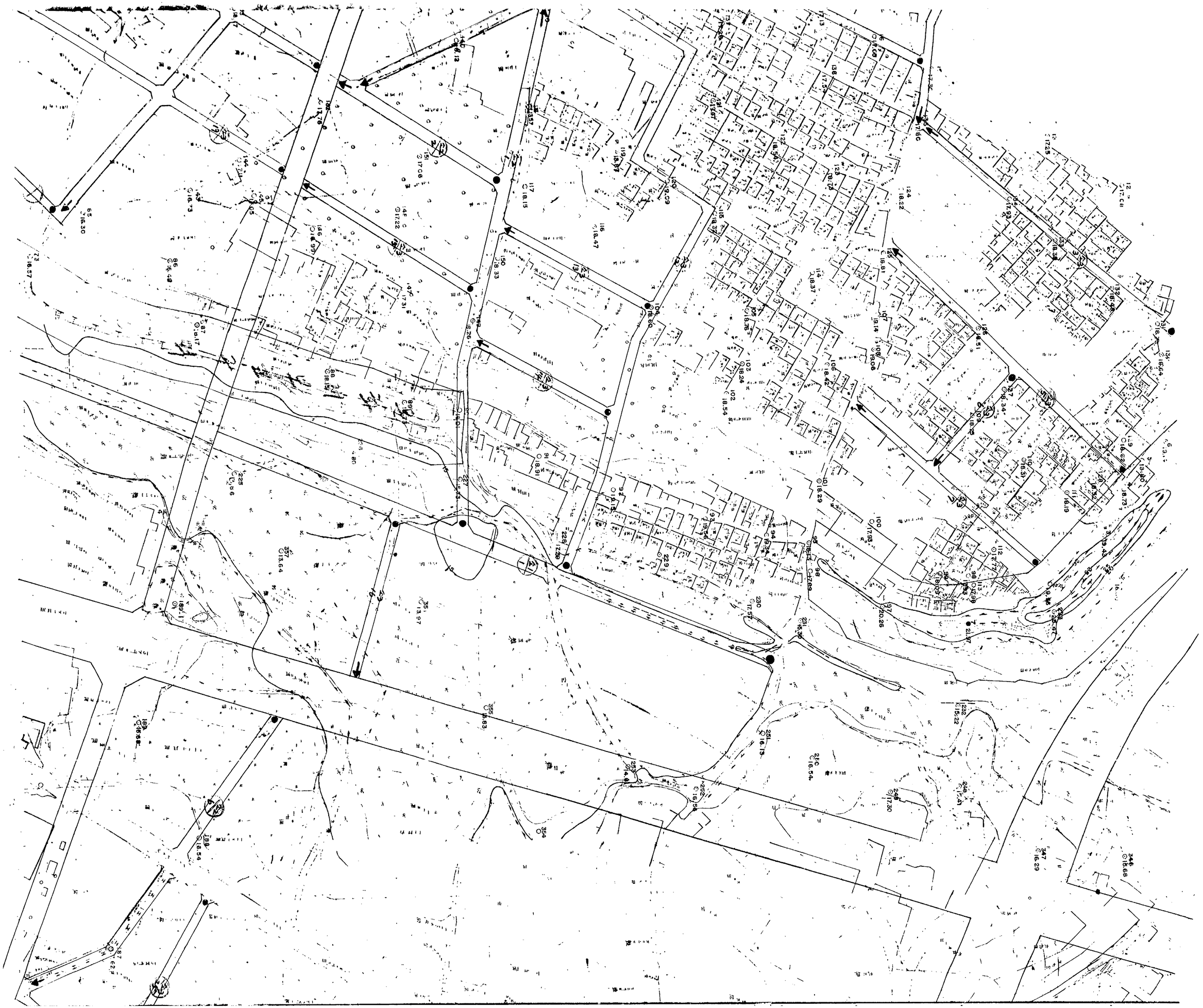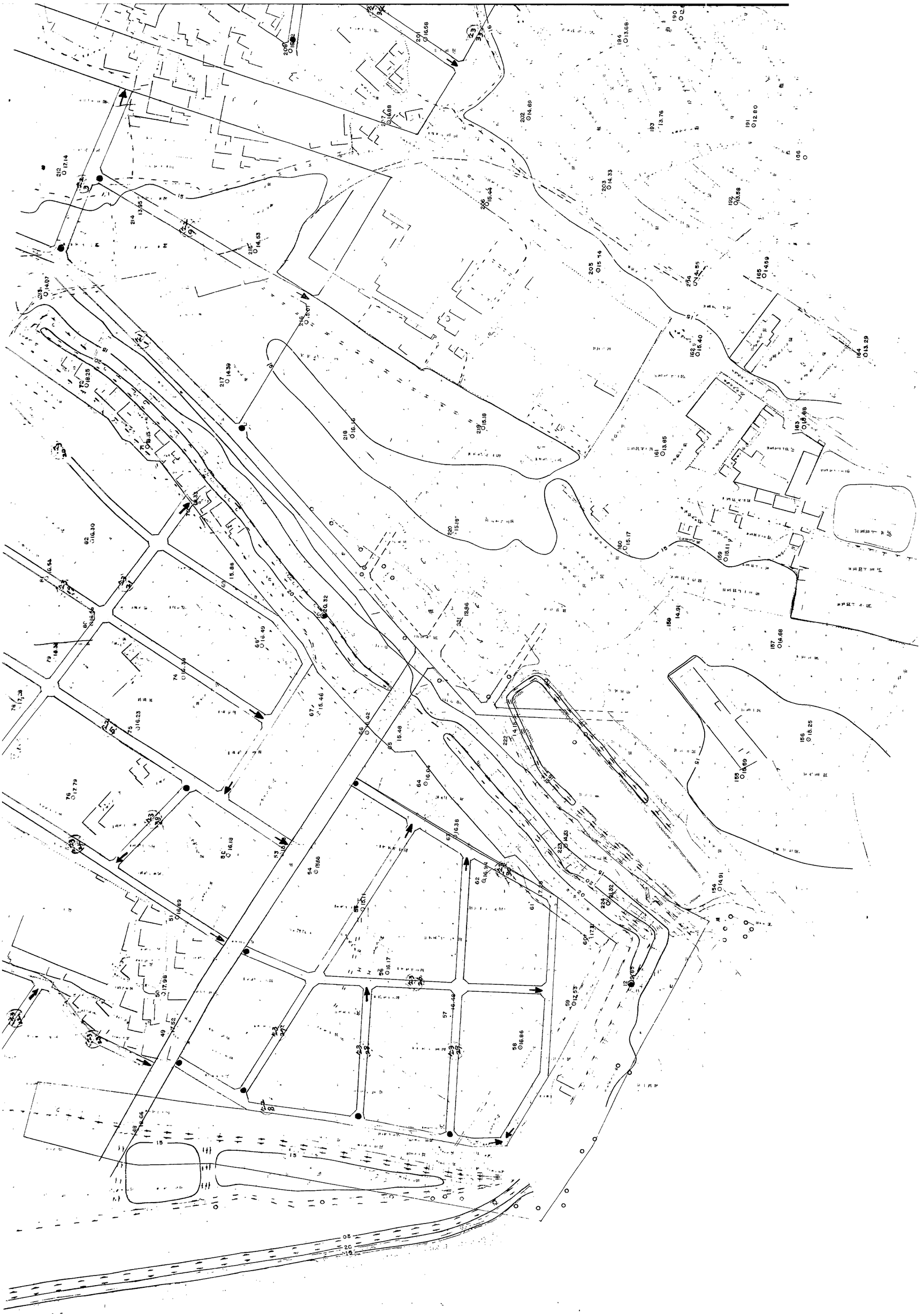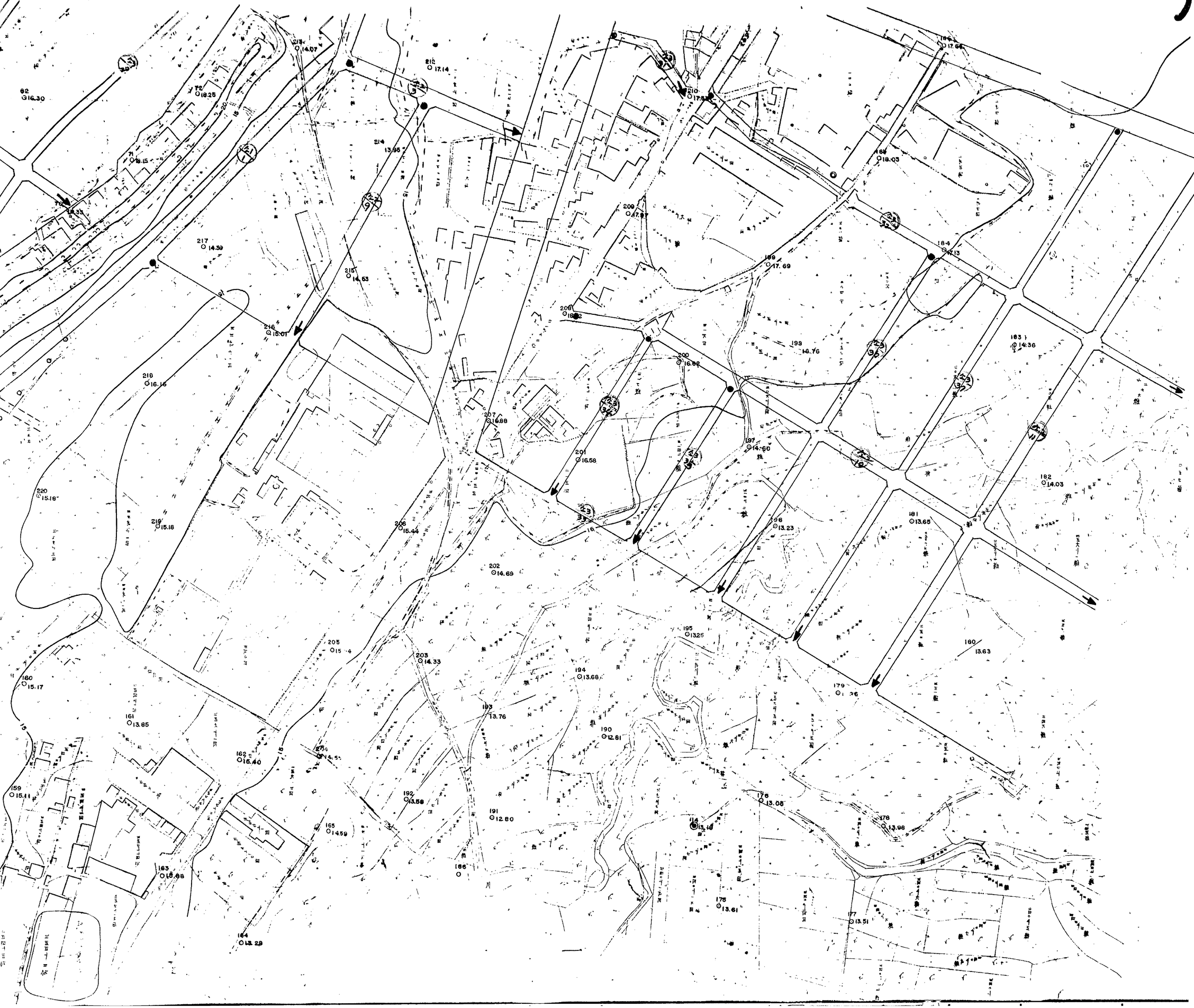구획정리지구