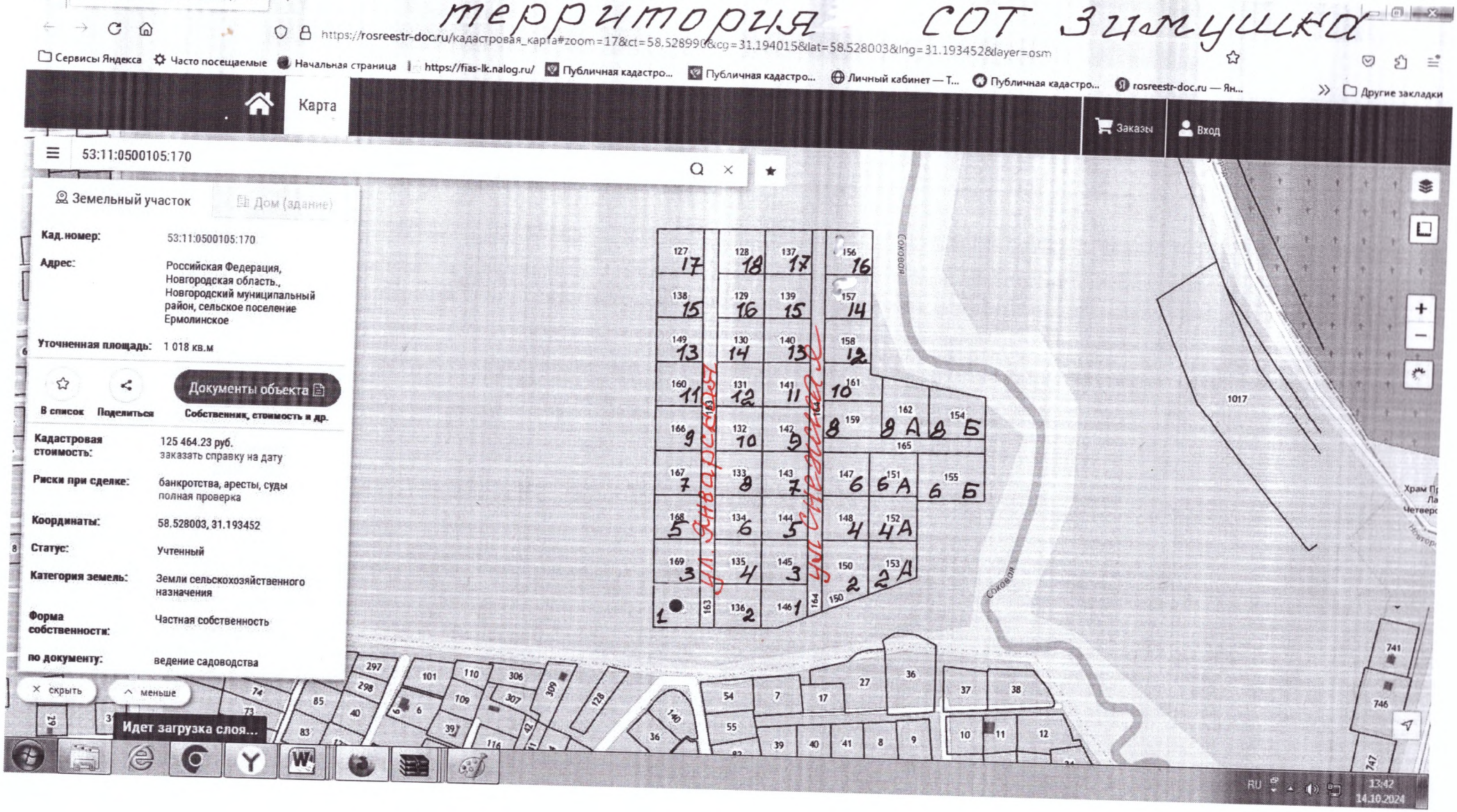территория СОТ Зимушка