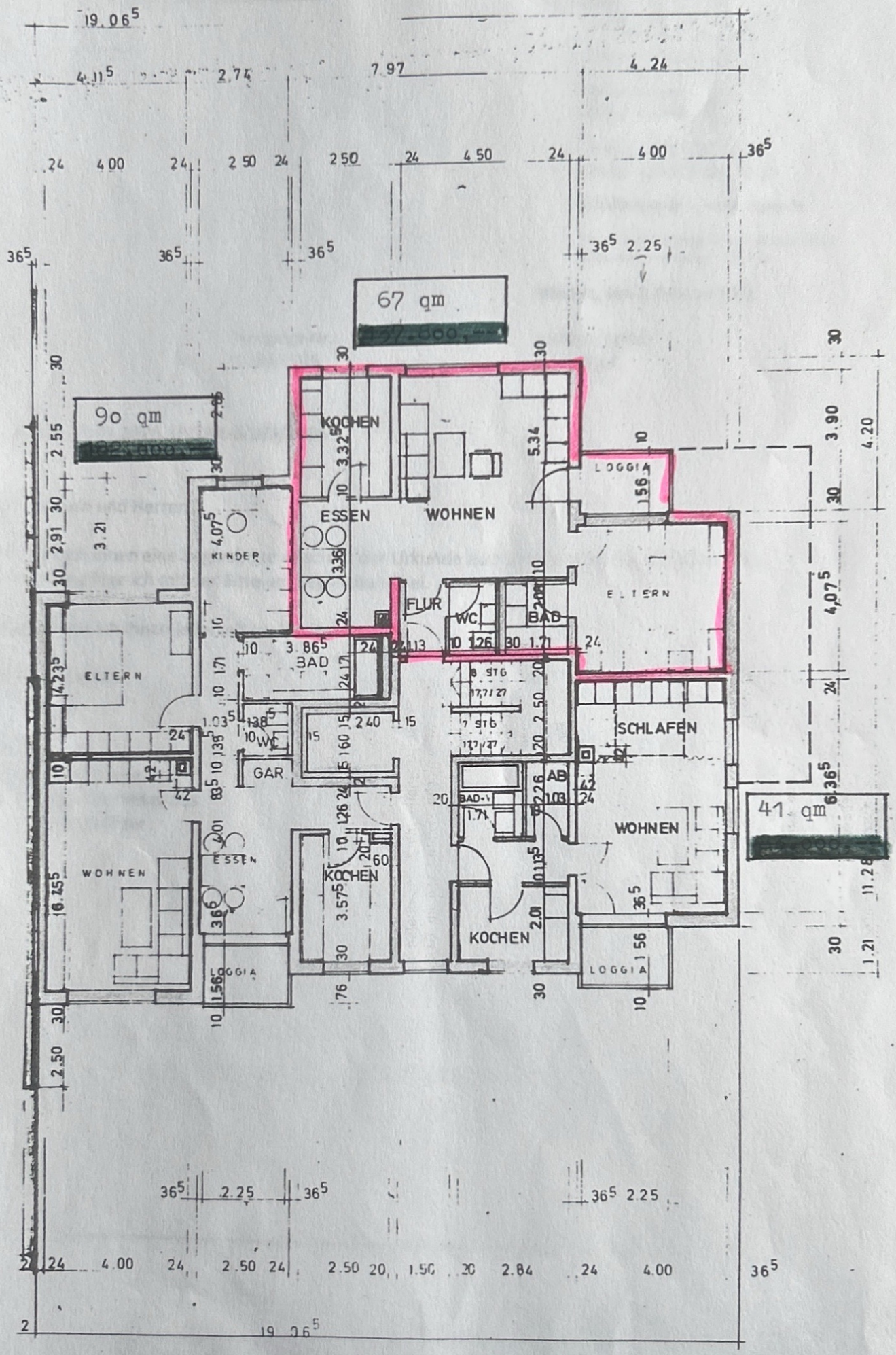Schabnerstraße 38