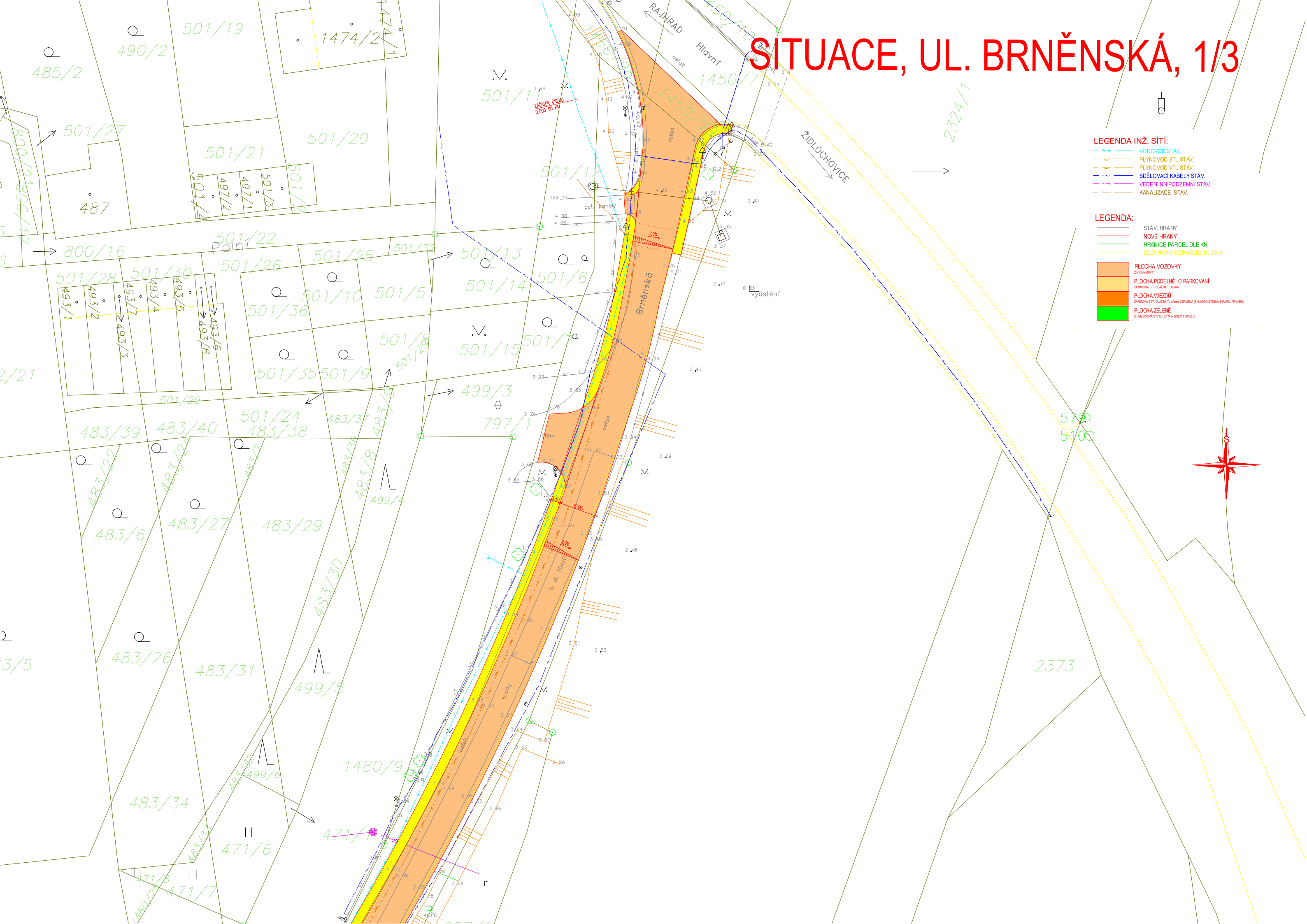SITUACE, UL. BRNĚNSKÁ, 1/3