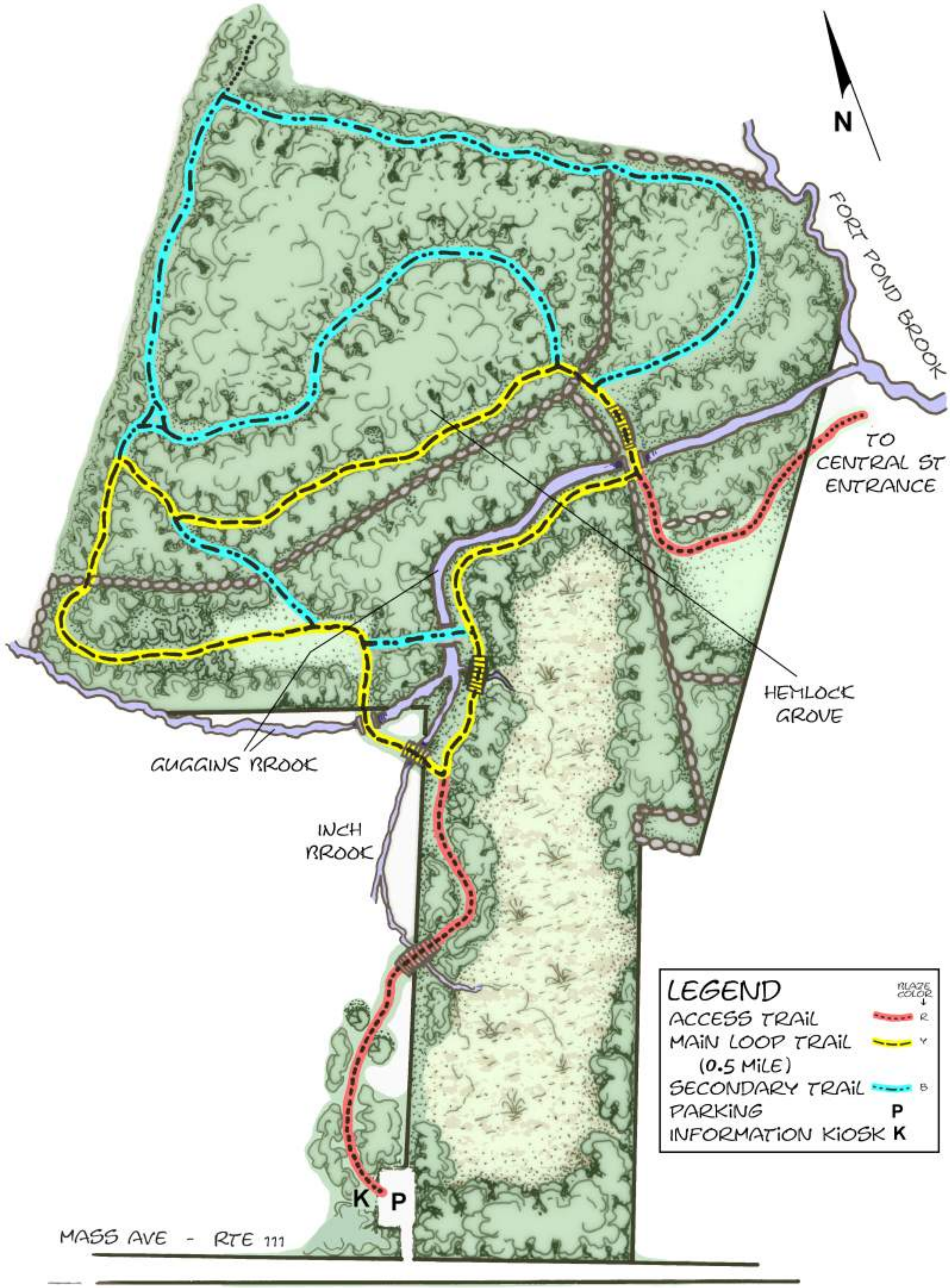GUGGINS BROOK CONSERVATION LAND