



A

GAME TRAIL

TALE

Compiled by:

The History Committee

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FORWARD

When those of us on the History Committee volunteered for this job, little did we know what would be involved. We first met with Bill Morris who told us of the acquisition by his company of the Game Trail land. He later put this in writing. This was the more recent history but----what about the past? Who were the people who came before us? Who had owned the land? How had the land come into being?

This led us to the geology of the area, the nomadic Indians, and early settlers. We talked to long-time residents. Pat took a class from Suzy Kelly, a local historian. We delved through volumes of records in the County Clerk's Office. We read books and newspapers. This small volume is the result of our research.

We hope you, the reader, will enjoy our "Game Trail Tale" as much as we have enjoyed finding answers to some of these questions.

Geology of the Game Trail Area

Sources: Road and Riverside Geology of the Upper Arkansas Valley, Tom Karnuta
Roadside Geology of Colorado, Halka Chronic
Denver Post, January 7, 2001

The Collegiate Peaks were named by Professor J.J. Whitney in the summer of 1869. He came to Colorado to determine the altitudes of the highest ranges. Harvard was named for the university where Whitney worked. Yale was the university he had graduated from in 1839. Princeton was not named until later after Princeton University. Therefore the name—Collegiate Peaks.

The Arkansas Valley lies between the Mosquito Range to the east and the Sawatch range to the west. The two ranges have very different characteristics. The Mosquitoes are of volcanic origin. This can be seen in the cone-shape of the Nathrop Volcanics—Bald Mountain, Ruby Mountain and Sugarloaf Mountain.

Game Trail lies in the Sawatch Range. This range was formed during the Laramide Orogeny between 70 million and 72 million years ago. This huge anticline was uplifted from the low lying central Colorado trough. At the time it began to rise, it was more than five thousand feet thick.

About 40 million years ago, the area was covered by a warm shallow sea that was quite muddy with coal swamps along the edges.

The Arkansas Valley is in the remains of the Rio Grande Rift. This is a long narrow depression in the earth's surface formed when the land sinks between two fairly parallel faults. It runs from Leadville to south of El Paso, Texas. Methodist Mountain, south of Salida, was the only part of the surface that did not break apart during the rift. The valley dropped about 10,000 feet during this time and was later filled by sediments caused by erosion from the west. At one time, Mt. Princeton was at least 2000 feet higher than it is today. The valley floor contains some 10,000 feet of porous rubble which holds water. In fact, several streams either diminish greatly in volume when they come out of the mountains or never even get to the river disappearing in the porous streambed. Brown's Creek is an example.

Glacial characteristics are among the most outstanding topographical features of the Upper Arkansas Valley. Glacial cirques and U-shaped valleys are associated with the tributary streams and side canyons. Most prominent of these are those formed by Lake Creek (Twin Lakes), Clear Creek and the Pine Creek glacial systems. Large glaciers coming down these valleys forced the river into the hard granite on the

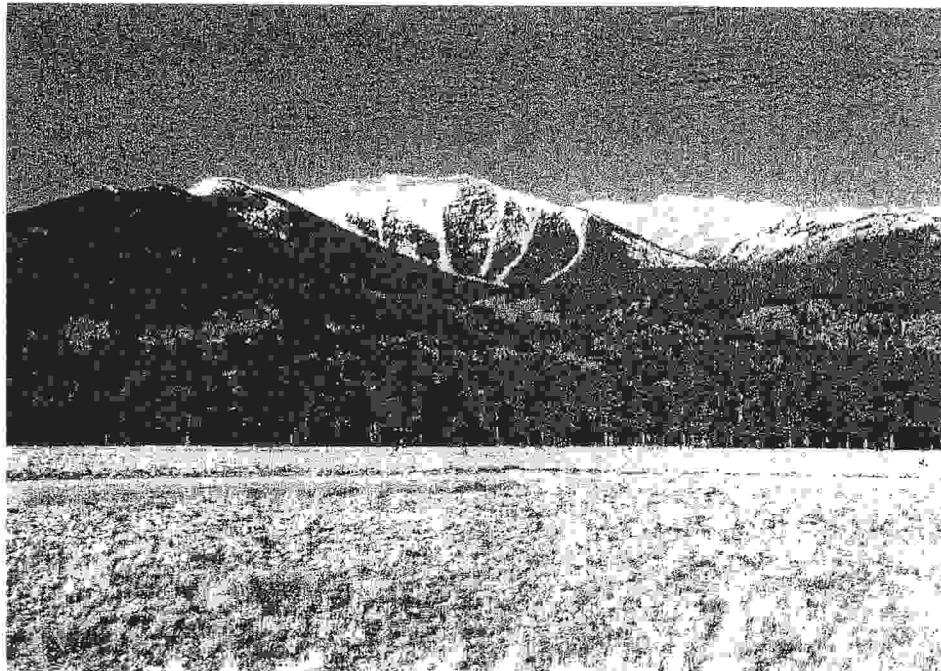
east. Other glaciated valleys are Cottonwood Creek, Chalk Creek and the South Arkansas River.

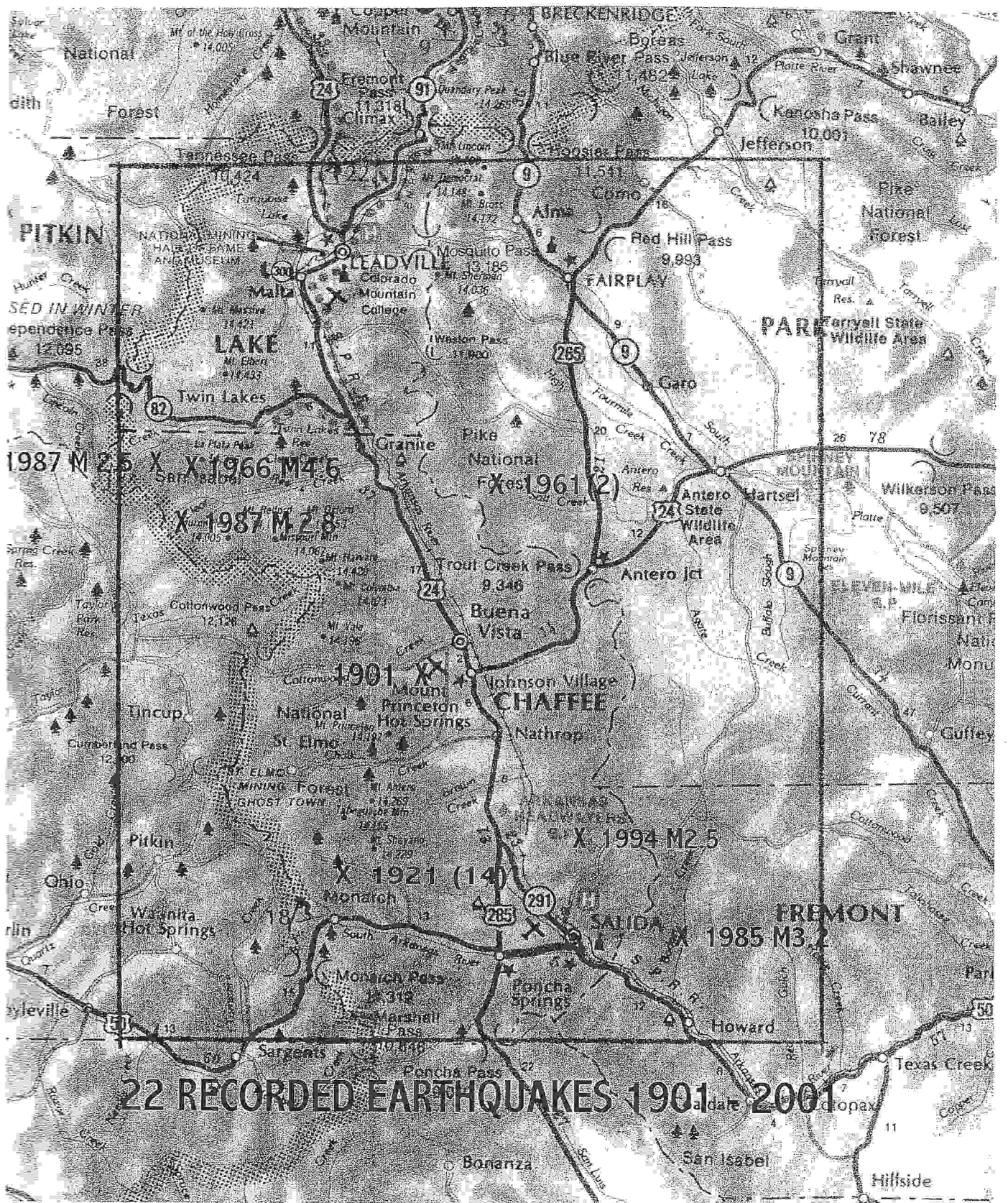
A large batholith, a large block of igneous rock larger than forty miles, comprises all the peaks from Buena Vista to Salida. Mt. Princeton is a quartz monzonite composed of white plagioclase, pink orthoclase, biotite, hornblende, and quartz. The geothermal waters in the area turn the feldspar in the quartz into clay and leonhardite which give the Chalk Cliffs their white color. There are faults throughout the area that are conduits for thermal heat left in the ground from the batholith. Mt. Princeton has the purest and hottest thermal activity in the area.

Geothermal waters near Hecla Junction were also responsible for the large deposits of fluorspar found in that area. This was once one of the

major fluorspar mining districts in the United States. Fluorspar was used as flux for steel and in the manufacture of ceramics. Remains of these mines can be seen from CR 193.

Because of the geological makeup of the area it is a prime target for earthquakes. One of the largest in the state occurred here on November 15, 1901. Its magnitude was not recorded; but it is reported to have cracked windows and rolled boulders onto the highway in Buena Vista. From 1901 to 2001 the National Earthquake Center in Golden has recorded twenty-two earthquakes in our area ranging in magnitude from 2.5 to 4.6 on the Richter scale. The area covered, their location and magnitude are shown on the map which follows. This is roughly the area covered by the municipalities of Leadville, Buena Vista, Fairplay and Salida





The Indians

Sources: The Book of the American West, Jay Monaghan
Heart of the Rockies, Kim Swift
A History of Chaffee County

The Ute Indians who were the original inhabitants of the Arkansas Valley were basically a nomadic tribe. They were a stocky, well-built people, darker than the plains Indians and shorter. They were adaptable to their surroundings. They hunted for meat and supplemented their diet with nuts from the pinon trees, chokecherries, serviceberries, wild potatoes, seeds, roots and camas. They were among the first Indians to have and use horses in great numbers. Until the 1600's when they began obtaining horses from the Spaniards, they mainly traveled by foot and only gathered in the spring for the Bear Dance before beginning the summer hunt.

With the acquisition of the horse, their life style changed. They obtained more possessions by trading for pottery and corn and raiding for horses. They were able to hunt for buffalo and other large game. They were of a peaceful nature and preferred trading to fighting.

The Utes loved to dance and had a dance for every occasion. Participating in the Sun Dance required that you neither ate or drank for four days and nights and was a cure for your ailments. The Scalp Dance was a celebration of victory. The Lamé Dance of the squaws demonstrated the difficulty of carrying their loot back to camp. The Round dance of the medicine man helped fight disease. The Bear Dance, mentioned

above, was a social gathering. It was here that many marriages took place. Marriage to the Ute amounted mainly of living together. They could separate by going to live with a parent without the other partner.

They numbered about 10,000 and were a confederation of seven Shoshonean-speaking bands when white men first entered the valley. In 1779, Juan Bautista de Anza, the Governor of New Mexico led a band of Utes and Spaniards into the Arkansas Valley against the Comanche who were killing Spanish settlers. When Zebulon Pike and his party crossed over Trout Creek Pass and entered the Arkansas Valley December 18, 1806, they were able to kill buffalo and feast during the Christmas holiday. They found the Utes to be friendly toward them and subsequently with most settlers.

Most prominent of the Ute leaders in this area were Chiefs Ouray, Shavano and Colorow.

Ouray was the most influential of the Ute leaders. Although he denounced the intrusion of the whites into the Ute lands and the numerous violations of the treaties between them, he persuaded the Utes that bloodshed would only lead to their extermination. He did the best he could for his people and was able to keep the peace with the exception of the Meeker massacre which

occurred near the present site of Meeker, Colorado.

Ouray was the son of a Tabeguache mother and an Apache father. He was probably born around 1820. He herded sheep in New Mexico as a boy and learned both the Spanish and English languages. He became chief of the Tabeguache band and later of all the Utes. His son, by a Tabeguache woman, was kidnapped by the Sioux. He later married another Tabeguache woman named Chipeta. Two mountains near Salida are named for them, as well as the town of Ouray.

Colorow, another Ute, was incredibly fat and bulky. The tribe regarded him as a cowardly bully. He frightened women and children on lonely ranches and demanded food from them. He had a penchant for biscuits, bean soup, and sugar cubes. Colorow was a Ute by adoption only. His father was a Comanche and his mother an Apache.

He was especially known for his bad humor and his dislike for the settlers. In 1866, he entered the office of then

Territorial Governor Cummings in Denver, picked him up and threw him against the wall. He met his match in Governor McCook, who was a big and powerful man. In one of his visits to the Governor's office, it is reported that McCook drove Colorow out of his office and kicked him downstairs.

Colorow often camped at the Hutchinson ranch near Salida.

Shavano was a medicine man and war chief of the Tabeguache. Like Ouray, he tried to keep the peace with the whites. However, it is reported that he kicked his youngest wife to death. He was killed by an angry father when he was unable to help the man's sick child. It is for him that Mount Shavano was named.

The Utes left the Arkansas Valley because of the relentless push of the homesteaders and were later placed on a reservation in southwestern Colorado.

Other tribes who hunted in the valley were the Cheyenne, Arapahoe, Kiowa, Shoshoni, Sioux, and Crow.

COLORFUL CHARACTERS AND WHERE THEY LIVED

By Pat Holmlund

As co-chairman of the history committee my interest lies in the many "colorful characters" in and around the Buena Vista and Game Trail areas at the time the first settlers were coming to live in this beautiful valley. Being somewhat of a character myself who better than I to tell you some very interesting stories and take you, the reader, on an historical walking tour so to speak!

The first settlers to come to this area in 1864 called their town Cottonwood. It was changed later to Mahonville for the Mahon family. The name Buena Vista means "good view" and was given by Alsina Dearheimer who was of German descent. The early residents were not only miners but ranchers and farmers. Buena Vista was incorporated in October of 1879. Settlers came by covered wagon or horseback and later by stage coach. Roads were narrow and rough with the main road coming in from South Park by way of Chubbs Gulch and later Trout Creek Pass. The other road came from Canon City and went on to Leadville.

By 1880 there were two railroads into Buena Vista: the Denver South Park and Pacific from Denver via Trout Creek Pass and the Denver and Rio Grande, coming from Canon City through the Royal Gorge. In 1887 the Colorado Midland, which came out of Colorado Springs, was established.

James McPhelemy and his family were among the first to settle in the Game Trail

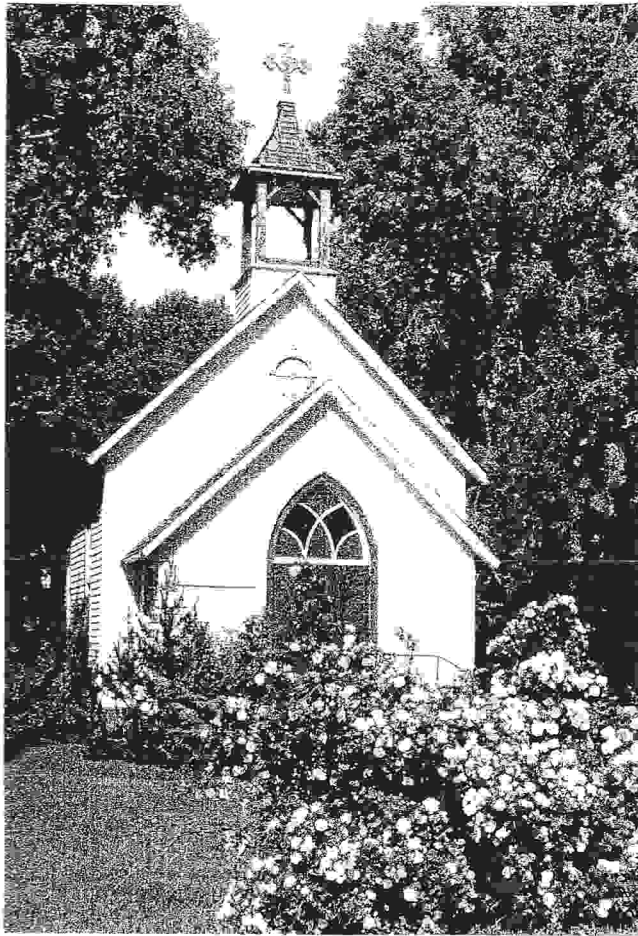
area. They were well known throughout the valley especially by the migrating Ute Indians. Mrs. McPhelemy was quite the cook and the Utes took a real liking to her "gourmet bisquits." From miles around they would come to perhaps the first "fast food" restaurant in the county. One of the Utes took a fancy to a pair of bright red long underwear hanging on the McPhelemys' clothesline. Rumor has it he not only went away with tasty morsels but with a new outfit, making him one mighty fine fashion statement in Indian society.

When the early settlers made their way to Buena Vista for supplies and goods, it was quite an undertaking. With Leadville to the north at one end of the valley and Salida to the south at the other, Buena Vista was "smack dab" in the middle and was one rip-roaring mining town. With sixty-eight saloons and two churches, let's just say Buena Vista was not a proper place to bring the wife and children. With miners, railroaders and ranchers thrown together, there was a good fight going on most of the time.

Come with me now to "those thrilling days of yesteryear" for a walk back through time.

BUENA VISTA CHAMBER OF COMMERCE

The Chamber of Commerce Visitor Center is the oldest standing church in Buena Vista. Originally the St. Rose of Lima Catholic Church, it was built in 1880 on land donated by James McPhelemy. It was scheduled to be a practice burn for the local fire department in 1970 to make way for the existing parish church. It was saved, however, in an effort by Grace Huff



and Marie Skogsborg who led concerned citizens to move it to its present site.

THE "WEDGE" OR "FLATIRON" BUILDING

The "Wedge" or "Flatiron Building" located at 111 E. Main was supposedly the first business building built in Buena Vista. It was Anna Calder's Milliner's Shop in the

1890's. There was a balcony running along the second floor, accessible from Main Street by a spiral staircase. Later, the building was used as a gas station with the gas pumps being under the canopy.

LAKE HOUSE HOTEL

At the present site of the Chaffee County Times, 209 E. Main Street, there once stood the Lake House Hotel. During the late 1800's there were some beautiful old hotels in Buena Vista. Some were Victorian in architecture; but there were also western, clapboard, stuccoed and brick ones.

One of the busiest businesses in the center of town was the Lake House Hotel. It was built of wood and was two stories high. It was operated by a Mrs. Holt and fine dining was the order of the day. Menu items included oysters, cold meats, turkey, chicken, ham and boiled tongue, salads, and for dessert: fruit cake, pound cake, jelly cake, white cake, coconut cake, chocolate cake, homemade ice creams, and fresh strawberries in season.

Even working girls require a vacation and Laura Evens, a madam from Leadville and later Salida, is reputed to have brought some of her "girls" to the Lake House for some rest and relaxation. The hotel had about 40 rooms and the yard was



surrounded by a two-inch pipe fence. The front of the hotel had a fish pond and flower beds.

Railroad passengers were the main customers for the hotel as it was built across the tracks from the Denver and Rio Grande Depot. This location, however, was the demise of the hotel because it caught fire from cinders from a train engine. The hotel was gutted and remained deserted until 1925 when it was finally torn down.

On the east side of the tracks was the Denver and Rio Grande Western Railroad Depot. The beautiful building was built in 1881. Many dignitaries came to Buena Vista and are featured in old photos at the landing of the depot. Silver bullion was shipped from area mines from this location.

QUINCY'S STEAKHOUSE

Quincy's Steakhouse, located at 301 E. Main Street, is part of what was once the Denver and Rio Grande Western Railroad Hospital. It was built in 1880 and housed the hospital upstairs and the Black Hills Club downstairs. Horace Tabor and his second wife, Baby Doe from Leadville, reportedly kept a suite here.

HO-HOY'S CHINESE LAUNDRY

The Emporium Building, 327 East Main Street, sits east of a vacant lot which was once home to a Chinese laundry. Not only did Ho-Hoy own the laundry but also the Pearl of Peking mine in Chinaman's Gulch (named for him), south of Trout Creek pass. No information has been found as to how the Pearl of Peking mine did but Ho-Hoy is believed to be the only Chinese

person buried in Buena Vista's Mt. Olivet Cemetery.

ORPHEUM THEATER

Located at 411 E. Main, the Orpheum Theater is the largest single structure on Main Street except for the courthouse. This building once held the Orpheum Theater where folks came from miles around to enjoy local entertainment. Horace and Baby Doe Tabor made many trips to the Orpheum from Leadville.

CORNUCOPIA SILVER SMELTER

The Buena Vista softball fields and tennis courts located at the east end of Main Street were the site of the Cornucopia Silver Smelter in 1880. With Leadville, Buena Vista and Salida all being mining towns, the Cornucopia was a busy place processing the ore from the mines. It did burn down, however, and was replaced by the Morley Smelter which went out of business after the silver boom.

HOW ABOUT A HIKE

At the far east end of Main Street is a bridge across the Arkansas River that leads to the Barbara Whipple Trail. It is an historic, fun trip back into time. Just north of the bridge on the east side of the river are the foundations of a dam built in 1888. The dam provided power for electric generators which gave Buena Vista street lights and electricity. Crossing the bridge one can follow the trail up Midland Hill. Part of the trail is the old stage coach road which came down from the Midland train depot. The top of the trail brings you to the former site of the depot, the section house and bunkhouse of the Colorado

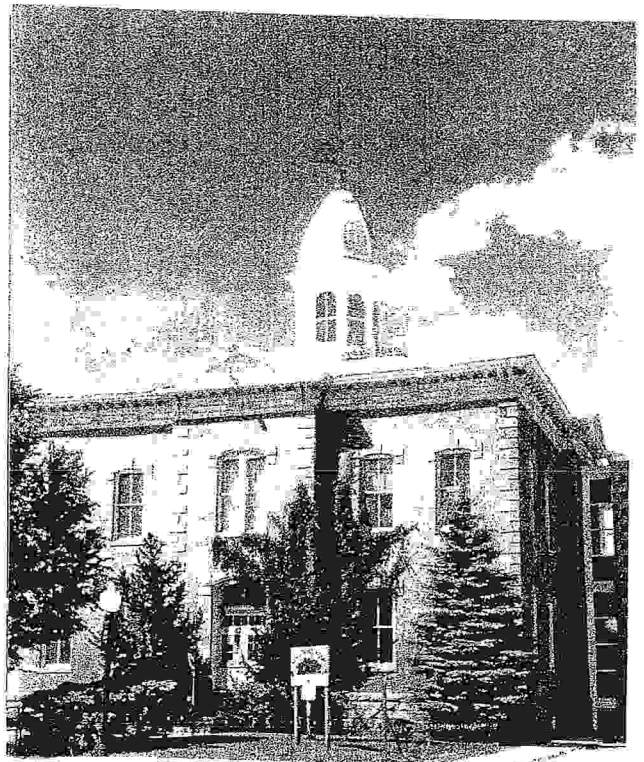
Midland Railroad. A snarling mountain lion was the logo for the line, as a lion was seen hanging out near the depot on Midland Hill.

Passengers, baggage and freight had to be hauled by wagon and stage coach from the Midland Depot down to Buena Vista. The Midland came into the valley in 1887 and service was discontinued in 1918. Hiking north on the railbed you will find the abutments of the high trestle which crossed the gully there.

If you prefer going by car from East Main, turn left (north) at the former state highway garage building. Following Colorado Avenue north out of Buena Vista for three miles, you will be on part of the old Midland Railroad bed as it headed north to Leadville. The former Midland tunnels are accessible by car and were blasted through solid rock. Beyond the tunnels on the west side is a large distinctive rock known as Elephant Rock. Old photos show passengers standing beside this rock. The road continues north along the Arkansas River and is a very scenic route.

BUENA VISTA HERITAGE MUSEUM

The Buena Vista Heritage Museum located at 512 E. Main is the former Chaffee County Courthouse. The most impressive building in town was under construction starting in 1882 and was completed in 1883. In a county election in 1880, the vote gave the seat to Buena Vista and the small town of Granite, who had the seat, did not want to give it up. Buena Vista citizens "hopped" on a flat car and used it to remove all the courthouse records at Granite in the middle of the night. The building remained the county seat until after a county election in 1928,



when the more populous town of Salida, won the seat. The building was turned over to the Buena Vista School District where children, first through twelfth grades, went to school until 1958. The courthouse was abandoned as a school in 1972 and was used for storage until saved from destruction by the Buena Vista Heritage Museum group. This is the second time a building was saved, so you don't want to mess with those ladies!!!!

The school administration office behind the museum was the original Chaffee County Jail. The offices in the front of the building were the residence of Hugh and Marcella Crymble and their family. Hugh was the Chaffee County Sheriff from 1888-1894. The only legal hanging in Chaffee

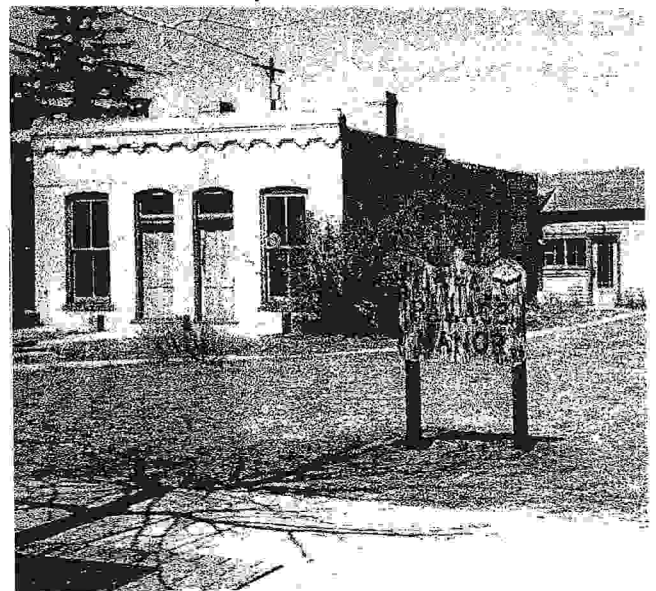
County was held behind the courthouse. The prisoner was an Italian immigrant miner who killed another miner in a knife fight. He remained in the jail for about six months and became friends with Marcella who cooked for the prisoners. Before leaving the jail to be hung, he gave Marcella his pocket watch and the family still has it to this day.

At the left of the courthouse building is a small building that appears to be a small cabin. It is, in fact, the stage depot for one of the major lines which was the Barlow and Sanderson Overland Stage. It operated ten or more coaches a day between Leadville and Canon City. This is the stagecoach road you see north of Buena Vista on the east side of the Arkansas River. There is a story about the stage coach robber who held up the stage a number of times in the 1870's. Finally the sheriff devised a plan and set a trap to catch the robber. When they shot and killed the robber, one of the deputies went up to pull the bandana off the robber's face and discovered it was his wife. Heartbroken and humiliated the deputy buried her at the site of the robbery. A small, white headstone marks her grave and can be seen from the highway across the river, about fifteen miles north of town near the old stage coach road. Her name was Jane and flowers are brought to her grave throughout the year.

Between the number of stage lines, 54,000 passengers traveled the routes in 1879. Fares collected for passengers and freight was over \$750,000. The fare from Leadville to Granite was fifty cents!!!!

PALACE MANOR

The Palace Manor was the home of Elizabeth Spurgen and her husband, Alphonse Enderline. "Lizzie," as she was known, came to Buena Vista in 1886. She arrived on the Denver and Rio Grande from Pueblo. Lizzie was always fashionably dressed and wore makeup which immediately labeled her unrespectable. Her baggage included three trunks of satins and silks. Lizzie purchased property northwest of the courthouse, built her "Palace of Pleasure," and hired four girls to work for her. She had a woman piano player and a woman cook. There was another madam in town, Belle Brown, who was losing business to Lizzie; so Belle got the town rowdies drunk and sent them to Lizzie's to start a fight. Lizzie was hit in the left eye with a bottle. This left her with limited sight and poor muscle control in that eye. From then on she was known as "Cockeyed Liz." Alphonse "Foozy" Enderline was a long time customer of Lizzie. Foozy was the town plumber. He also belonged to the local volunteer fire department. He was on the



hose cart team. He fozzled the fire hose at a number of fires and earned the nickname "Foozy." One beautiful fall day he asked Lizzie to go with him to Fairplay and spend the night. While there Foozy asked Lizzie to marry him and the next morning on October 14, 1897, they were married. Upon returning to Buena Vista, Lizzie closed her Palace of Pleasure and settled down to become respectable. She loved to bake cookies for the neighborhood children. She and Foozy frequently entertained. Foozy played baseball and loved a good poker game. He made what some folks thought was the best wine in the county. He used choke cherries, elderberries, raspberries and dandelions to make his wine. Visitors were always offered a glass of Foozy's winery delight.

They were married for thirty-one years. Lizzie died at 72 of a heart attack. Because of her early life, none of the churches in town would have her funeral. Foozy held it in the front yard under the apple trees. Both are buried in Mt. Olivet Cemetery in a double plot.



LOBACK'S BAKERY

A number of the buildings in Buena Vista served as saloons, hotels, mercantiles and grocery stores. Loback's bakery at 326 E. Main was built in 1879 and has always been a bakery. The building has a false front wood frame.



NEW RELEASE VIDEO

The large brick building on the northeast corner of Main and Railroad Streets is part of the Marks Block which is named for the architect who designed the buildings in the 1890's. The site like so many in town was originally a grocery store. At the time the store carried everything from food to boots, clothing and a lot of mining supplies. The building had the first and only elevator in Buena Vista which was located at the back of the building. The elevator was a hand-operated open platform to move supplies from one floor to the other.

GREEN PARROT

The Green Parrot at 304 E. Main was an ice cream parlor in 1896. It has been home to many businesses over the years including a feed store and a clothing store. It is presently one of two saloons in town.

BUFFALO JOE RIVER TRIPS

Buffalo Joe River Trips at 113 N. Railroad was the former Buena Vista Ice and Coal Building and is one of the few false front store buildings left in town. The Braun family sold ice and coal here for many years. Part of the lettering on the false front is still slightly legible. It is also believed to have been a livery stable.



BUENA VISTA TOWN HALL

The current Buena Vista Town Hall was first built as a bank. It was the home of the First National Bank of Buena Vista and was only one of two banks in the entire country which paid off all its depositors after the stock market crash in 1929. The old bank vault can still be seen in the front room of the Town Hall.

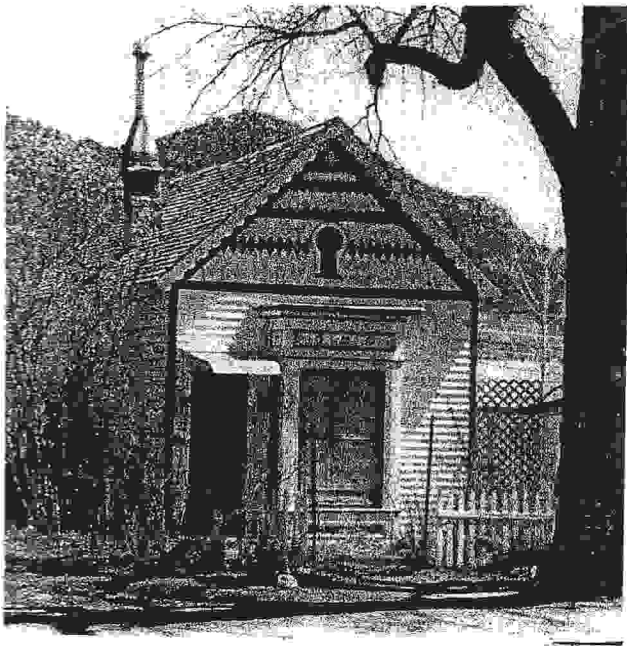
LARIAT BAR

The block of businesses on East Main Street, just west of Town Hall, was built by John Smith Halsey in 1885 and bears his name. Halsey was an ambassador to China. His son had a drug store in one of the buildings and today the old back bar from the soda fountain can be seen in the east room of the Lariat Bar. The Lariat has many old photos and artifacts from Buena Vista. The present owner is the great-great granddaughter of one of Buena Vista's first families, the Mahons. The Lariat was a stationery store in the 1880's and the first post office was in this store. The Lariat's bar is believed to have come from Leadville by train where it had been in a saloon there.

HOTEL PRINCETON

The largest hotel in Buena Vista was the Princeton which was located where the Lakeside Motel is now. The four-story frame building was done in Victorian style and was built around 1890. It had a rock foundation and a red brick basement. The lawns and gardens of the hotel were well-kept and its location near the town lake and waterfall were an added attraction. It was a center of entertainment and good food. It suffered through two fires and was rebuilt each time in the original style.

During one of the fires the proprietor tried to save her prized china by throwing it out the second story window to persons supposedly waiting on the ground. Not only was no one there to catch the dishes, which were all broken, but as fate would have it, that part of the hotel was saved. Finally, in the depression years it suffered yet another fire and sat empty for a number of years until torn down around 1938. The hotel was reportedly haunted!!!!!!!



KEYHOLE HOUSE

The Keyhole House at 129 Gunnison was built in 1889 and was moved to its present location from near the railroad tracks. It has the box window where railroad telegraphers would sit and watch for coming trains. They would take the telegraph message and attach it to a pole with a loop and hold it out to the approaching locomotive. The engineer would put his arm through the loop, grab the message, drop the stick and never stop the train. I have always wondered how many messages were actually lost with this method.



GRACE EPISCOPAL CHURCH

The Grace Episcopal Church on West Main and Linderman was built in 1889 and is on the National Historic Register. The church was part of the Timberline circuit, where a priest, who lived in Leadville, served not only his church there but the Episcopal churches in Buena Vista and Breckenridge. The Church is beautifully maintained and almost completely original. New stained glass windows were installed to fit the décor of the building. There was a crucifix in the church at one time that was 300 years old and was from Colombia.

COLORADO'S TEARDROP HOUSE

The Teardrop House at 400 W. Main is also known as the Wright/Singlinger house. A prominent attorney and county judge, W.D. Wright built this brick residence in 1882-84. In 1890 Wright moved his family to Denver and rented the house to a local doctor for \$50 a month, being the highest rent ever paid in Buena Vista at the time. J.D. Singlinger bought the house in 1898



DENVER SOUTH PARK AND PACIFIC DEPOT

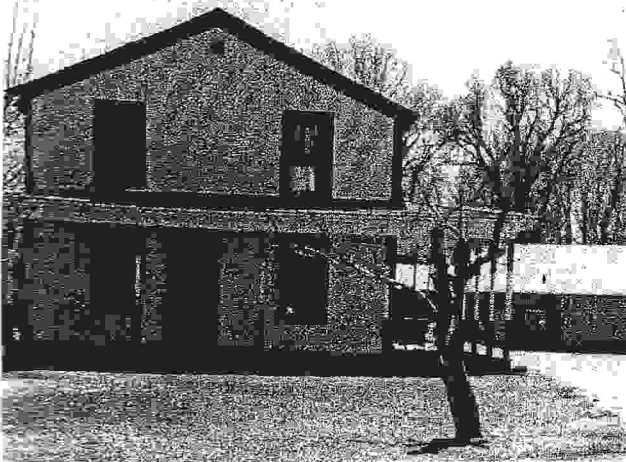
Up until 2002, the original depot of the Denver South Park and Pacific Railroad was the office of Woodland Brook Cabins at 226 S. San Juan. The wood frame building was originally located at the east end of the elementary school buildings on East Main Street. It was pulled to the Woodland Brook Cabins site by a World War I army tank. The South Park was a narrow gauge railroad which came to Buena Vista from Denver up Kenosha Pass, through South Park and down Trout Creek Pass. The rails then went to Nathrop and up through Chalk Creek Canyon to St. Elmo. The South Park passed through the 1700 foot Alpine Tunnel at 11,500 feet for the first time in December, 1881. The last train went through in November, 1910, but continued to run sporadically as far as St. Elmo and the Mary Murphy Mine until 1924. In 2002, the depot partially burned. It was then given to the Buena Vista Heritage Society and, at this writing, is being moved to McPhelemy Park where it is hoped it will become a railroad museum.

where his family resided until 1941. The unique architecture of the house includes dentil fascia trim and the 16 teardrop-shaped sidelight windows in the upstairs dormers. The teardrop windows are believed to be the only ones of their kind in the entire United States. In August 2001, Colorado accepted this home on the State Register of Historic Properties.



TURNER APPLE FARM

The Turner Apple Farm is located one-half mile west of the stoplight on West Main Street. It is a two-acre site which is now on the State Register of Historic Places. It was operated as a farm from 1911 to 1993. With grants from the Colorado Historical Society, this farm will become a living history museum. The two-story frame farm house, large log barn and other buildings will be used for demonstrations depicting life on a 1920's farm. The apple orchard was planted more than 80 years ago and still produces "wealthy" variety apples. Every September the annual Turner Apple Fest celebration is held at the farm. Demonstrations, crafts, historical walking tours and apple pie contests are all part of a fun fund-raising day. The deer and black bear also pay visits to the farm for an apple treat.



HEAD LETTUCE CAPITOL-BUENA KIST

The farmers in Chaffee County raised many crops in the early 1900's which are not grown now. Wheat, barley, oats, and field peas were common crops. An enterprising farmer, Denny Isabel, planted head lettuce, sold his crop and made a lot of money. So everyone decided to jump on the "ol' lettuce wagon."

In 1918 there were many farmers raising lettuce and 400 acres of land in Chaffee County were planted. Lettuce did not take an excess of water to grow and the high altitude and cool nights helped to form large compact heads. In December 1921 Buena Vista formed the Colorado Co-Op Lettuce Association. This organization helped the farmers with the marketing of their head lettuce and other garden produce.

During the peak periods lettuce was packed in crates with two-and-one-half to three dozen heads to the crate; two scoop shovels of crushed ice were placed between the layers of each crate. Ice was cut from the ice lakes north of town in blocks starting in November and moved down a conveyor belt system through town. They were then stored in specially made ice sheds with 6 ft. thick walls and covered with sawdust. Amazingly enough this kept the ice from melting in the summer months. Once crated the lettuce was placed on freight cars, 315 crates to the car, and shipped at the rate of two to three cars a day. This lettuce was packed in the association's three lettuce sheds on the north edge of Buena Vista where the Sangre de Cristo Electric Association is now located. The train took the lettuce to Pueblo, Colorado Springs and Denver. The farmers could get approximately 300 crates out of an acre of lettuce with profits of \$500. After the depression, a dramatic change in the climate, and the development of refrigerated railroad cars, the head was pretty much "cut off" of the lettuce industry in Buena Vista. Buena Vista citizens were known to have a parade for just about any occasion and this was no exception. A "HEAD LETTUCE DAY" parade was held every year including floats, a Head Lettuce Queen, a barbeque and rodeo. As in everything with time, this too has wilted!!

STATE REFORMATORY

The Colorado State Reformatory for boys was started in 1889 on land donated by Buena Vista. A dairy farm was added in 1906. Today it is one of the main employers of the town and is now the Buena Vista Correctional Complex.



COLORADO MIDLAND RAILROAD OFFICE

The Colorado Midland Railroad ticket sign mural seen on the side of the Ben Franklin store was restored to its original glory and it remains the former location of the Colorado Midland Railroad Ticket Office.

At the time the McPhelemy family and other early settlers came to this area, they had no time to enjoy the many activities we do today. They were much too busy making a living, surviving and "cleaning up" the "rowdy" town of Buena Vista. Respectability won out over saloons, shootouts, and ladies of the evening. Because of our ideal climate, mild winters and warm, dry summers, Buena Vista is a great place to live. Anyone who enjoys the outdoors can river raft, mountain bike, fish, hike, camp, golf, and mountain climb in the summer and fall months. Of course, in the winter there is alpine and cross country skiing, snowmobiling, ice fishing and hiking in lower elevations. The settlers might be very surprised by all the recreation and leisure activities that take place today.

This portion of the History of Game Trail would not have been possible without the help of Suzy Kelly, a long time resident of Buena Vista. She is a "walking encyclopedia" on this area and a terrific person to get to know. So, for everything we most humbly thank her!!!!

EARLY SETTLERS

Source: A History of Chaffee County

In the 1850's and 1860's there lived in County Tyrone in Ireland many people who were turning their faces to the New World. Among them were the Loans, the Smythes, the Starrs and the McPhelemys. As they could afford the passage, they journeyed to Cork, the chief port of embarkation, to begin a new life in the United States. The exact date they all departed is not known but the McPhelemys' daughter, Alice, was born in Ireland in 1861.

It is known that James McPhelemy and his wife Ann left Ireland in 1867 and settled in Lawrence, Massachusetts. They remained there for six or seven years before the lure of gold and the gold bars which Tom Starr brought back East, became too much for them.

Tom Starr married Elizabeth McPhelemy and took her back to his mine on California Gulch (Leadville). The rest of the McPhelemys arrived in Denver by rail in 1874. They spent a week there purchasing equipment and putting together a small wagon train. They left Denver with four wagons and twenty-two people. Traveling via the Garden of the Gods, they came over Ute Pass into South Park, then over Trout Creek Pass and down to the Arkansas Valley. The journey took them seven days.

James liked the area on Cottonwood Creek and, with his brother Roger, worked the Eclipse Mine on North Cottonwood. It is reported that, from a vein sixty feet under ground, they were taking out ore running about twenty-one percent silver and twenty-five percent lead.

In the meantime, another Irishman, Frank Loan and his wife Ellen had moved to the area and purchased all the land between South Cottonwood Creek to North Cottonwood Creek. Frank Loan and Andrew Bard were the first settlers in the valley. Frank's cattle brand was recorded August 10, 1878. Frank was the father of the first child born in the valley. Frank sold his ranch to James McPhelemy. McPhelemy also homesteaded 160 acres adjacent to the Loan Ranch and adjacent to land homesteaded by brother Roger.

Visitors were always welcome at the McPhelemy ranch and lights were kept burning in the windows at night to guide weary travelers to their door. One such visitor, who stopped regularly, was "Father" John Dyer. Known as the "Snowshoe Itinerant", Dyer was a Methodist minister who traveled the mountains in the Fairplay-Breckenridge-Leadville-Buena Vista-Salida area conducting church services and establishing Methodist churches.

On one such occasion, Father Dyer arrived at the McPhelemys around midnight. It had been quite some time since he had been there. Mrs. McPhelemy got up to feed him. The entire family was soon up and, even at that late hour, a much wanted religious service was held. Perhaps this was the first ecumenical service held in the area. The McPhelemys were Catholic.

The Ute Indians whose camping site was nearby came to visit often. Colorow was a frequent visitor. They were all fond of Mrs. McPhelemy's sweetened biscuits. They were also impressed by the many religious objects in the house and repeatedly crossed themselves before them. They were never troublesome.

The local post office was located on the McPhelemy ranch and James was Postmaster from September 28, 1876 to March 26, 1880. The post office was moved to the new town of Buena Vista during his tenure.

The nearest school as the McPhelemy children were growing up was in Brown's Creek. Judge Dyer, Father Dyer's son, was the schoolmaster. He was also a frequent visitor to the McPhelemy ranch and tutored their daughter, Alice. When a school was established on the ranch, Alice became the first teacher. What remains of the chimney from this school can still be seen on the Adventures Unlimited property north of Game Trail.

Although the McPhelemys were not directly involved in the Lake County wars, they were touched by them. What began as a feud between Elijah Gibbs and George Harrington erupted into full-scale war when bands of vigilantes were formed after Gibbs was acquitted of the murder of Harrington. During a trial, presided over by Judge Dyer, being held as the result of an attempted hanging by the vigilantes, Judge Dyer was murdered in his courtroom in Granite. This resulted in Acting Governor John Jenkins dividing Lake County into two counties. The northern half remained Lake County and the southern half became Chaffee County. The McPhelemys had lost a true friend.

The children of James and Ann McPhelemy were:

- Margaret who married Henry Smythe
- Elizabeth who married Tom Starr
- Ann who also married Tom Starr after her Sister's death
- Alice who married John Hiltz
- Mary who never married
- Sons Francis, Patrick and Paddy

Ann McPhelemy, a daughter of Francis married James Starr.

Margaret and Henry Smythe (later Smith) were married in 1874. Theirs is the first wedding recorded in Church of Ammenciation in Leadville.

A list of farmers in Chaffee County in 1891 shows Patrick as owning 160 acres and Francis owning 400 acres.

James McPhelemy donated the land for the original St. Rose of Lima Catholic Church as well as much of the land for the town of Buena Vista. He also gave land for parks and recreation areas in Buena Vista.

Mary, who never married, lived in Buena Vista until her death in 1939 at the age of 96.

Many of the McPhelemy family are buried in Mt. Olivet Cemetery



JAMES MCPHELEMY WILL

I, James M^cPhelamy of the County of Chaffee in the state of Colorado do hereby make and declare this to be my last will and testament hereby revoking all other and former wills made by me. and I hereby declare my will to be that my estate of every kind and nature shall be disposed of in the following manner. That is to say. First I bequeath unto my wife Ann M^cPhelamy the sum of two thousand dollars in money. 2nd I bequeath unto my daughter Mary M^cPhelamy the sum of two thousand dollars in money. 3rd I bequeath unto my son Rodger M^cPhelamy the sum of two thousand dollars in money. 4th I bequeath unto my son Patrick M^cPhelamy the sum of two thousand dollars. 5th I bequeath unto my daughter Alice Hiltz the sum of one hundred dollars. 6th I bequeath unto my grand son John Hiltz the sum of fifty dollars in money. 7th I bequeath unto my said son Patrick M^cPhelamy the following land located in said Chaffee County to wit: the N¹/₂ S¹/₄ The N¹/₂ S²/₄ and S¹/₂ N¹/₄ of section 2 in township 14 south of range 79 west 6th P¹/₂ W. 8th That after the payment of all the foregoing bequests and all my just debts and liabilities the balance of my estate Real personal and mixed shall become the property of my said wife Ann M^cPhelamy and I hereby bequeath the same to her. 9th I hereby designate and appoint Henry Smith of Lake County Colorado as my executor under this will.

Witness my hand and seal this 20th day of October A.D. 1888.

James M^cPhelamy ^(seal)
 we the undersigned hereby certify that we present when James M^cPhelamy signed the within instrument and that it was signed by him in our presence at the time he signed the same he declared it to be his last will

W. H. Bradley M.D.

Alonso J. Richardson

Co Cl
 seal

I R. M. Cash County Judge in and for the County of Chaffee state of Colorado do hereby certify that the foregoing is a full true and correct copy of the last will and testament of James M^cPhelamy as filed in this Court October 25th 1888 and admitted to probate November 8th 1888. Witness my hand and official seal this 16th day of May A.D. 1889

R. M. Cash

EARLY OWNERS

As told by Chuck Smith

In addition to the land owned by the Mc Phelemys, the north and west part of what is now Game Trail was owned by Fred Heckendorf. The only building he had on the place was what he called his hunting lodge. This was near the location of the old cabin today on National Forest Drive. It was partially destroyed by fire and was finally torn down and the existing cabin built in its place.

Mr. Heckendorf was a very unfriendly man who did not like people around his property. He especially had a dislike for the Game and Fish Department. At times they would park their truck at the foot of Mt. Columbia while they were packing fingerlings in to stock the Harvard Lakes. They would return to find sticks, dirt or pine needles in the gas tank or air let out of the tires. It was never proven that Mr Heckendorf was responsible, but it was strongly suspected that he might have been.

He also owned the Stockade Lodge north of Buena Vista and many acres east of the Arkansas River and north of the Midland Tunnels. He would not sell any of the land; but after his death, his heirs sold most of it off. Ironically, it included the Heckendorf Wildlife Area which bears his name.

The south part of the land belonged to Homer Winters and was the old McPhelemy homestead. An article on the McPhelemys appears elsewhere in this history. Mr Winters used the land for fall pasture when he brought his herd down from the high country. In addition to the Game Trail property, Winters also owned the Winters Ranch which is located south and east of the junction of US 285 and US 24. Homer was bachelor and the ranch

was inherited by his nieces and nephews who still own most of it today.

In talking to a nephew, Ed Steele, who still lives on the Winters Ranch south of Buena Vista, his uncle only used the Game Trail land for pasture and did not construct any buildings.

As told by Bob Flowers

Mr. Heckendorf owned the Dillon Hardware in Denver. He owned 80,000 acres north of Buena Vista and lived in the Stockade Lodge. Mrs. Heckendorf lived in the Powell Inn in the summer. Walt Fox was hired to take care of the ranch.

A Mr. Emerline (or perhaps Enterline) rented the McPhelemy Ranch and house in the Princeton Circle area. There is evidence of a root cellar in that area. Supposedly, a calf fell into the root cellar and had to be rescued.



PREVIOUS OWNERS OF GAME TRAIL LAND

Obtained from records in Chaffee County Court House, Salida, Colorado

The following were previous owners of N $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, Sec 2, Township 14, Range 79 now part of Game Trail.

- ◆ The original owner was probably Frank Loan who sold the property to James McPhelemy. James and his brother, Roger, obtained an additional 160 acres each from the United States Government as a result of the Homestead Act. Copies of these homesteads follow.
- ◆ Mary McPhelemy inherited some of the land from her father, James McPhelemy, and purchased other parts from Ann Starr, March 29, 1922, and James Starr, January 9, 1923. Ann and James were heirs of Francis McPhelemy who was Mary's brother.
- ◆ C.P. Hiltz bought the land from Mary McPhelemy January 29, 1929.
- ◆ Harry Foreman purchased the property from Chaffee County January 10, 1936, in a tax sale.
- ◆ A man by the name of Tuxhorn (Records are not clear as to his first name.) purchased it from Harry Foreman in March, 1941.
- ◆ Diane F, Donna S, and William V. Zahner purchased the land from Tuxhorn.

Homer Winters purchased from Delia, Peter and Patrick McKenna SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec 35, Township 13, Range 79. They had acquired it in a tax sale from the County Treasurer.

Other parts of the land were owned as follows:

- ◆ Gilbert A. Walker purchased some from the County Treasurer September, 1911. Walker sold it to William J. Cook in July, 1912. Cook sold this parcel to Carl Brumback in 1916. Brumback, in turn gave it to the Public Trust.
- ◆ Edward Wright purchased parts of Game Trail from the County Treasurer in 1915.
- ◆ A.G. Frye sold the land to Howard K. Frey February 20, 1918.
- ◆ H.K. Frey sold this parcel of land to F. Woody and Francis McPhelemy in June 1919.

Most of these parcels were acquired by William T. Kelly and became part of Game Trail. (See Bill Morris article.)

HOMESTEAD GRANT TO ROGER MCPHELEMY

(1108)

HOMESTEAD PATENT—John A. Smith Company, Printers and Manufacturing Stationers, Chicago

THE UNITED STATES OF AMERICA,

To all to Whom these Presents shall come, GREETING:

Homestead Certificate No. 178
 APPLICATION 290 } Whereas, There has been deposited in the General Land Office of the
 United States a Certificate of the Register of the Land Office at Leadville Colorado whereby
 it appears that, pursuant to the Act of Congress approved 20th May, 1862, "TO SECURE HOMESTEADS TO
 ACTUAL SETTLERS ON THE PUBLIC DOMAIN," and the acts supplemental thereto, the claim of
Roger M. Phelps has been established and duly consummated, in conformity
 to law, for the South half of the South East quarter and the South half of
the South West quarter of Section two in Township fourteen south
of Range seventy nine West of the Sixth Principal Meridian in Colorado
containing one hundred and sixty acres

according to the Official Plat of the Survey of the said Land, returned to the General Land Office by the Surveyor General:

Now Know Ye, That there is, therefore, granted by the UNITED STATES unto the said
Roger M. Phelps the tract of land above described:
 To Have and to Hold the said tract of Land, with the appurtenances thereof, unto the said
Roger M. Phelps and to his heirs and assigns forever; subject
 to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights
 to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged
 by the local customs, laws and decisions of Courts, and also subject to the right of the proprietor of a vein or lode
 to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises
 hereby granted, as provided by law.

In Testimony Whereof, I, Benjamin Harrison President of the United States of America, have caused these letters to be made patent, and the Seal of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington, the twelfth
 day of March, in the year of our Lord one thousand eight
 hundred and ninety, and of the Independence of the United
 States the one hundred and fourteenth
 BY THE PRESIDENT: Benjamin Harrison
 By M. W. Keane Secretary.
J. M. Townsend Recorder of the General Land Office.



Recorded, Vol. 1 Page 148

Filed for Record the 7th day of April A. D. 1890, at 8 o'clock A. M.

E. G. Bettis
Recorder

By _____ Deputy

HOMESTEAD GRANT TO JAMES MCPHELEMY

THE UNITED STATES OF AMERICA,

To all to Whom these Presents shall come, GREETING:

Homestead Certificate No. 179 }
 APPLICATION 220 } **Whereas**, There has been deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Leadville Colorado whereby it appears that, pursuant to the Act of Congress approved 20th May, 1862, "TO SECURE HOMESTEADS TO ACTUAL SETTLERS ON THE PUBLIC DOMAIN," and the acts supplemental thereto, the claim of James McPhelimy has been established and duly consummated, in conformity to law, for the North half of the south east quarter the North east quarter of the South west quarter and the southeast quarter of the North east quarter of section two, in Township fourteen south of Range seventy three, West of the sixth Principal Meridian in Colorado containing One hundred and sixty Acres

according to the Official Plat of the Survey of the said Land, returned to the General Land Office by the Surveyor General:

Now Know Ye, That there is, therefore, granted by the UNITED STATES unto the said James McPhelimy the tract of land above described: To Have and to Hold the said tract of Land, with the appurtenances thereof, unto the said James McPhelimy and to his heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of Courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

In Testimony Whereof, I, Benjamin Harrison President of the United States of America, have caused these letters to be made patent, and the Seal of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington, the twentieth day of March, in the year of our Lord one thousand eight hundred and ninety, and of the Independence of the United States the one hundred and fourteenth.

BY THE PRESIDENT: Benjamin Harrison
 By W. McKean Secretary.
J. M. Townsend Recorder of the General Land Office.



Recorded, Vol. 1 Page 159

Filed for Record the 7th day of April A. D. 1890, at 8 o'clock A. M.

E. G. Bettis
Recorder

By _____ Deputy

HISTORY OF GAME TRAIL DEVELOPMENT

By Bill Morris

Origin

In a sense Game Trail started in West Virginia. In the early 1970's my brother and I had two land development properties in the eastern mountains of West Virginia, and soon after moving to Colorado I spent a good part of the year 1977 traveling the mountain areas of the state, investigating the idea of starting a similar project.

One day in June 1977, as I had done in many other Colorado towns, I walked into a real estate office, Mountain Realty (today the location of Bev Coggins Realty), and met the owner, Realtor Bill Kelly. I shortly learned that Bill and four local partners indeed owned a 1,080 acre development tract northwest of town which was under purchase contract to an Oklahoma developer. However, after Bill and his partners over the prior 18 months had managed the property through all the County and State processing, including the lengthy water rights packaging, the buyer was showing shaky signs as to closing the purchase.

In fact about a week later the Oklahoma party did walk-away from his advance payments and Bill's owner group, as he said, looked like "they were all dressed up with no place to go."

From the start my brother Clay and I liked the site, backed up against a couple of thousand square miles of National Forest mountain wilderness (Early sales line: Do you know you can walk off the back end of this property and not cross private ground till you walk in the city limits of Aspen?), great geographic location at the crossing of the two main highways in the

state other than I-70 and I-25, and best of all, unlike the even then congested resort areas, Chaffee County was not yet widely known. Further, all of the approvals processing was done, even to the point of having the final plat of Filing 1.

The deal was made: Bill Kelly became a partner by putting back into the new partnership--Game Trail Ltd. -- his one fifth ownership interest in the property, and we closed the purchase at the end of December 1977.

Early Development

Among the early development decisions: The original name used by the Oklahoma developer was Quail Ridge--really, "Quail"? That name still appears in some of the 1970's County and water court records. We promptly changed it to Game Trail, reflecting the multitude of wildlife and bird life and especially the annual fall migration of the elk herd out of their summer grounds in the upper Texas Creek area of Gunnison county, across the Continental Divide eastward down North Cottonwood Basin out over our property onto their winter grazing areas, where the herd would remain until spring, then return to Texas Creek.

I'll be glad to tell anyone interested the story of how I finally discovered the answer to a question that had puzzled me for several years: How did an entire elk herd get across the sheer faces of the west side of the Continental Divide above North Cottonwood Basin.

Another strategic decision: One of the key long-term concepts was that for the future residents this was to remain a private island of nature, meaning that we would not convey our

roads to the County, thus opening them to public access, but would keep Game Trail private and controlled.

The question of water distribution was a major one. In 1978 virtually all property owners in our region drilled individual wells, but we were uncomfortable with this. I doubt that I would have bought a lot on that uncertain basis. We wanted to offer a central water system that guaranteed each owner the certainty of having water in a main in the road that passed right in front of his house. The water system also could deliver the owners water at a guaranteed future cost which was about half the likely cost of a well and pump - not to mention the economy of future maintenance. These were the water factors involved.

The first two community wells in 1978 to supply the water system were those drilled at the backs of Lots 2 and 5 in Filing 1. And the precise well locations were determined by: yes, a water witch -- a mountain man with a fresh cut forked branch - a curious enactment that I'll always remember, especially since it worked!

Another of the early decisions was where to begin. One of the advantages, mentioned above, was that we already had in hand the first final plat by the County, which saved a year or more of delay. However, for Filing 1 the earlier developer had prescribed a development layout that began right at County Road 361, across from today's CR 356, and proceeded along Game Trail's original "South Entrance" road. The lot layout was in a true cookie-cutter design of small lots all the way across the open area west up the hill along today's Overlook. We and our planners thought this looked like a nightmare, yet we did not want the delay of back to the County to revise the plat. The solution was simple--we

just excluded from the sales market all the lower lots and began with the lots going up the hill on the west side of Overlook and south of Main Range Drive. Years later, when planning the elk corridor, we de-platted or vacated the lower platted lots of the original Filing 1 as though they had never existed.

While on the subject of development, a planning concept we tried to follow throughout was one of creating different neighborhoods, thus variety and avoiding symmetry which would increase the visibility of development when viewed from the eastern approaches to the property.

With these plans and high hopes we spent 1978 cutting in the first roads and beginning the water system. By mid-1978 we had our first HUD approval, which then was a much more complicated and lengthy process than today, and through that fall sold the first four or five lots, by which time we were into Filing 2 with Mountainside and West Ridge.

During that period we were visited by a long-time close friend from New York, none other than Bill Waldorf. Bill looked the project over and asked Bill Kelly and me to pick out the best lot at the time at Game Trail for him personally. We did and he did - a beautiful site on Mountainside-price: \$39,000, the most expensive lot at Game Trail. To celebrate we took Bill W. to dinner at the Three Thieves Restaurant (now the Buffalo), during which Bill W. could not help commenting that he did not know who the Three Thieves were, but he did know who the Two Thieves were.

The Trailwood Expansion

The original Game Trail 1,080 acres comprises roughly the northern half of today's total Game Trail 1,880 acres. The other 800 acres, lying

along the north side of C.R. 365 and extending from C.R. 361 west to the National Forest boundary, in the early 1980's consisted of a 640 acre tract owned by Victor H. Zahner of Kansas City, Missouri and a 160 acre tract at the southwest point along the National Forest owned by an unusual figure, Marion W. Wynne, Jr. of Arizona, Alaska, and other parts.

At an early point Bill Kelly and I saw the desirable connection of the Game Trail, Zahner, and Wynne properties. We discussed the idea with Bill Waldorf who became interested and led the assembly of a new partnership group - besides - ourselves including three associates from New York and Los Angeles - purchased the Zahner and Wynne parcels. These purchases were completed in 1981 with the combined 800 acres being named Trailwood, to be owned purely as a land-hold by the new partnership, Trailwood Associates, entirely separate from Game Trail. The object was at some future time to merge Trailwood into the Game Trail development as conditions might warrant.

The Downhill Run of the 1980's

However, while we were expanding, the economy was not. The inflationary spike of 1981 with its following severe economic reversals in the oil, gas, and energy producing regions, the Rocky Mountains and southwest, brought all real estate development to a standstill. After its strong development start, Game Trail substantially slowed through the eighties and was sustained by the commitment and long-term confidence of the Game Trail/Trailwood partners.

Recovery and Maturing of the 1990's

By the end of the eighties the economic outlook was improving, and in 1990 the Game

Trail and Trailwood partnerships and properties were merged to form the present Game Trail Company, LLLP. The general partner became Bill Waldorf and I, the managing partner. Our other four partners are Pablo Pick and John Viener of New York, Frank Lee of Colorado Springs, and Carl Covitz of Los Angeles.

Early partner Bill Kelly passed away in 1997.

Game Trail's wide reputation and growth momentum increased through the nineties. Development proceeded into the western part of the property. A major key to Game Trail's development, which we take for granted today, was the several-year land planning process that went into the eventual road and layout design of the Eagles ridge area with its attractive but difficult topography. We received great cooperation from the Chaffee County Planning Commission in working the intricate planning detail into reality.

Another highlight in the last several years has been the creation of the permanent 400 acre winter range elk corridor in the eastern part of Game Trail, which was planned in collaboration with the Colorado Division of Wildlife.

GTC AND GTA

To the GTC partners through all these years Game Trail has been more than just a business investment. And in these later years we have tried to contribute helpfully to the formative stages of the Association. Our view continues to be that the success of Game Trail Association from this point forward will be a major determinant in the future of this special place that many of us have worked hard to build, which is Game Trail.

State Documentary Fee
Date JUN 1 A 1993
\$ _____

WARRANTY DEED

THIS DEED, made as of January 1, 1990, between TRAILWOOD ASSOCIATES, a Colorado limited partnership, whose legal address is 2900 First of Denver Plaza, 633 Seventeenth Street, Denver, Colorado, the party of the first part, and GAME TRAIL COMPANY, a Colorado limited partnership, whose legal address is 14 Dogwood Hill, Bronxville, New York 11545, the party of the second part:

WITNESSETH, that the party of the first part, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration to the party of the first part in hand paid by the party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the party of the second part, its successors and assigns forever, all the following described lots or parcels of land, situate, lying and being in the County of Chaffee and State of Colorado, to wit:

The Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4), the North One-Half of the Southeast Quarter (N 1/2 SE 1/4), the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4), the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4), the South One-Half of the Northwest Quarter (S 1/2 NW 1/4), the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4), the South One-Half of the Southeast Quarter (S 1/2 SE 1/4) and the South One-Half of the Southwest Quarter (S 1/2 SW 1/4) of Section 2,

and

The East One-Half of the Southeast Quarter (E 1/2 SE 1/4), the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) and the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 3,

and

The South One-Half of the Northwest Quarter (S 1/2 NW 1/4) and West One-Half of the Southwest Quarter (W 1/2 SW 1/4) of Section 3,

Subject to the agreement between William H. Waldorf and Marion W. Wynne, Jr. dated June 15, 1981, and subject to the Deed of Trust in the original principal amount of \$114,000 dated June 15, 1981 recorded in Book 442 at pages 750-751 in the Clerk and Recorder's office of Chaffee County, Colorado, which the party of the second part hereby assumes and agrees to pay.

All in Township 14 South, Range 79 West of the 6th P.M., Chaffee County, Colorado.

Including all of the right, title and interest of the party of the first part in and to all Ditch and Ditch Rights, Water and Water Rights belonging to the party of the first part and used in connection with any or all of said land; subject to easements, reservations, rights of way and mining rights of record, if any thereon.

Property address: None

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the party of the second part, its successors and assigns forever. And the party of the first part, for itself, its successors and assigns, do covenant, grant bargain, and agree to and with the party of the second part, its successors and assigns, that at the time of the sealing and delivery of these presents, it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature whatsoever, except as above stated and except for the lien of taxes and assessments not yet due or delinquent, and the above bargained premises in the quiet and peaceable possession of the party of the second part, its successors and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof,

the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

This deed is being delivered by the party of the first part to the party of the second part on this date in replacement of a prior deed delivered by the party of the first part to the party of the second part which was to be effective as of January 1, 1990. Accordingly, this deed is dated, and is to be deemed effective, as of January 1, 1990.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal the day and year first above written.

TRAILWOOD ASSOCIATES

By: C & W Associates
(General Partner)

By: William H. Waldorf
William H. Waldorf
(General Partner)

STATE OF NEW YORK)
 : ss.:
COUNTY OF NASSAU)

On the 14th day of June, 1993, before me personally came William H. Waldorf to me known, who, being by me duly sworn, did depose and say that he is a partner of C & W Associates, the general partner of TRAILWOOD ASSOCIATES, the limited partnership described in and which executed the foregoing instrument; and he acknowledged to me that he signed his name thereto on behalf of C & W Associates, the general partner of TRAILWOOD ASSOCIATES.

Siobhan Hanrahan

Notary Public
SIOBHAN HANRAHAN
NOTARY PUBLIC, State of New York
No. 4581444
Qualified in Nassau County
Commission Expires August 27, 1994



WARRANTY DEED



THIS DEED, made this 17th day of July, 1990, between GAME TRAIL PROPERTIES, LTD., a Colorado limited partnership whose legal address is P.O. Box 730, Buena Vista, Colorado 81211, (the "Grantor") and GAME TRAIL COMPANY, a Colorado limited partnership whose legal address is 14 Dogwood Hill, Bronxville, New York 11545 (the "Grantee"):

WITNESSETH, that the Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey, and confirm, unto the Grantee its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Chaffee, State of Colorado, described as follows:

Lot No. 41
GAME TRAIL Filing No. 2 as per Plat of said Subdivision filed for record in the office of the Chaffee County Clerk and Recorder, Reception No. 201196, Chaffee County, Colorado.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. And the Grantor, for itself, its successors and assigns, does covenant, grant, bargain, and agree to and with the Grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature whatsoever, except as above stated and except for the lien of taxes and assessments not yet due or

delinquent, and the above bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the Grantor shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

GAME TRAIL PROPERTIES, LTD.

By: Collegiate Range Associates
(General Partner)

By: William T. Kelly, Jr.
William T. Kelly, Jr.
(General Partner)

By: William T. Morris
William T. Morris
(General Partner)

GAME TRAIL ASSOCIATION

Game Trail Association was officially formed in the Spring of 1995 with Jim Forrest as the first homeowner director. Representing Game Trail Company on the Board of Directors were: Bill Morris, Bill Waldorf and Rick Waldorf. Jim served until September of 1996.

The first annual meeting of the homeowners/landowners was the Saturday after Labor Day of 1995. Since that time, the Saturday after Labor Day has been reserved for the annual meeting.

Ray Stiltson became the next homeowner member in the spring of 1996 and served until the annual meeting in 2000. He was joined by Pat Steven in the fall of 1996 and she also served until the annual meeting of 2000. This was done to put the three year rotation of board members in order.

Bill Morris served as chairman of the association until 2000. He became an ex-officio member of the board of directors in 2001.

Rick Waldorf's term expired in 1999 and he was succeeded by Doug Brady. When Bill Waldorf's term expired in 2001, he was elected to another three-year term.

Other members of the board have been: Jim Stirling, 2000-2003; Billie Love, 2000-2003; Marvin Hass, 2001-2004 ; and Chip Wait, 2002-2005.

Even though an annual meeting was not held in 1994, the tradition of an annual picnic was established. Since that date, it has become part of the homeowners' weekend and has been held on Sunday following Labor Day in connection with an annual tour of some of the new homes in Game Trail.

Committees have been added as needed. These included: Architectural Control Committee, Common Areas, Water, Forestry, History, Picnic, Elk Corridor; and the newly- created Communications Committee. We currently have a model homeowners association of which we can all be proud.

EARLY LIFE IN GAME TRAIL

By Lin Plumb

In 1979 the development of Game Trail became a reality for those who had done the planning. Three roads were constructed in addition to the roads to enter Game Trail. Overlook Run, Main Range Drive and West Ridge had been developed when we bought our lot in 1980. Houses were just beginning to be built. On Overlook Run, the Carpenters probably had the first house, and soon after, in 1980 and 1981, several other homes were established. The Johnsons were the early builders of a home on Main Range Drive in 1979 and the Hendersons on West Ridge in 1980.

We began building our home the summer of 1986 and the McClain house on West Ridge and Stilsons on Main Range Drive had just been completed. I think the house in which the Kruegers live and the Thompson house next door were in the process at about the same time. Our house was the 14th house and, with the multitude of changes there have been in Game Trail since, it is overwhelming.

On Halloween in 1986 we had a snowfall of thirty-one inches and two weeks later twenty-eight inches fell. Game Trail was in all of its glory with the trees and rooftops covered with that beautiful snow. Because of the snow, we spent our first night on the floor of the basement on pads and sleeping bags. We had much finish work to do in the house and we were afraid we could not make it back into our driveway.

So few people were residents when we moved here that we had potlucks in our home for everyone. At one of the dinners we all decided the roads were in such poor condition, we would withhold our road fee. At that point, we read the covenants and found a lien could be placed on our homes, so we continued to endure the rough roads.

In the beginning there was a road we called the "South Road" which began at the corner of Main Range Drive and Overlook Run. It continued to County Road 361. There was also a logging or hunters' dirt path to the old cabins. At that time there were cabins on both sides of the road and we often hiked there. A lady, Rosemary Mitchell, who has a summer home in Buena Vista, said her uncle originally owned the cabin and was a hunter.

In those early years, there was very little traffic in the development and we nearly always recognized the cars, and the people in them. Game Trail has changed much in the twenty-four years it has been in existence and it is obvious there are many more changes to come.

PRESERVING THE ELK—A PART OF OUR HISTORY

On March 13, 2002, history was made in Game Trail when a ceremony recognizing the creation of a perpetual conservation easement for the elk herd that roams our land from late fall through early spring was held.

The creation of the easement took much planning and effort on the part of both Game Trail residents and Game Trail Company as well as local citizens dedicated to preserving the open spaces and wild life of the area.

When Randy Hancock of the Division of Wildlife found that Game Trail Company was proposing a filing that would cut across the elk migration area from the Heckendorf Wildlife Area to North Cottonwood Creek, he appealed to the Chaffee County Planning Commission. His pleas did not go unnoticed by Game Trail Company and their plans were revised immediately so that 400 acres of land could be set aside for this purpose.

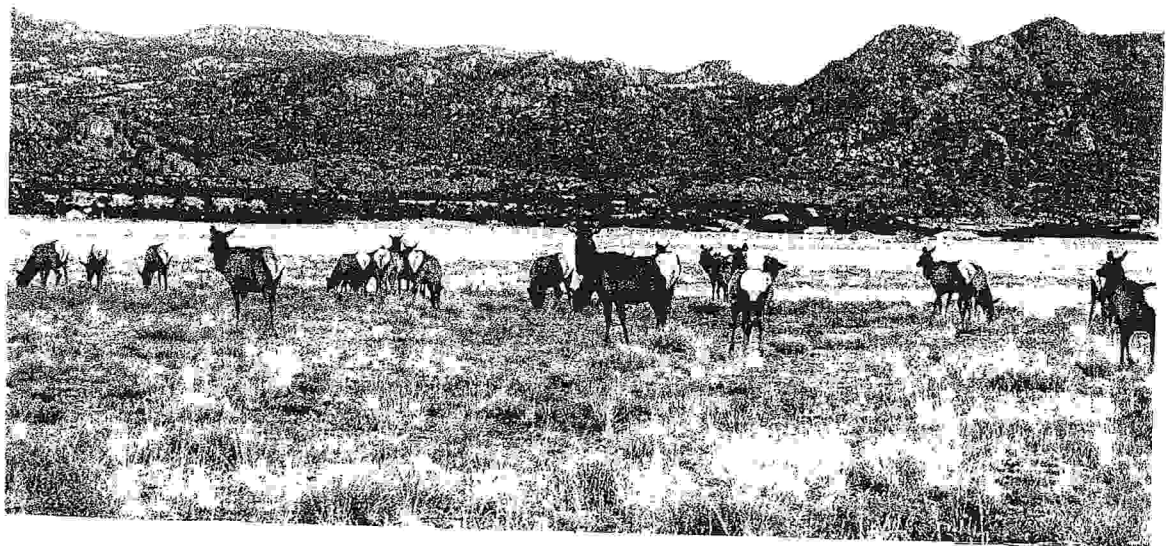
Giving away 400 acres should have been an easy job, but it turned out not to be. For various reasons, it could not be accepted by the Division of Wildlife.

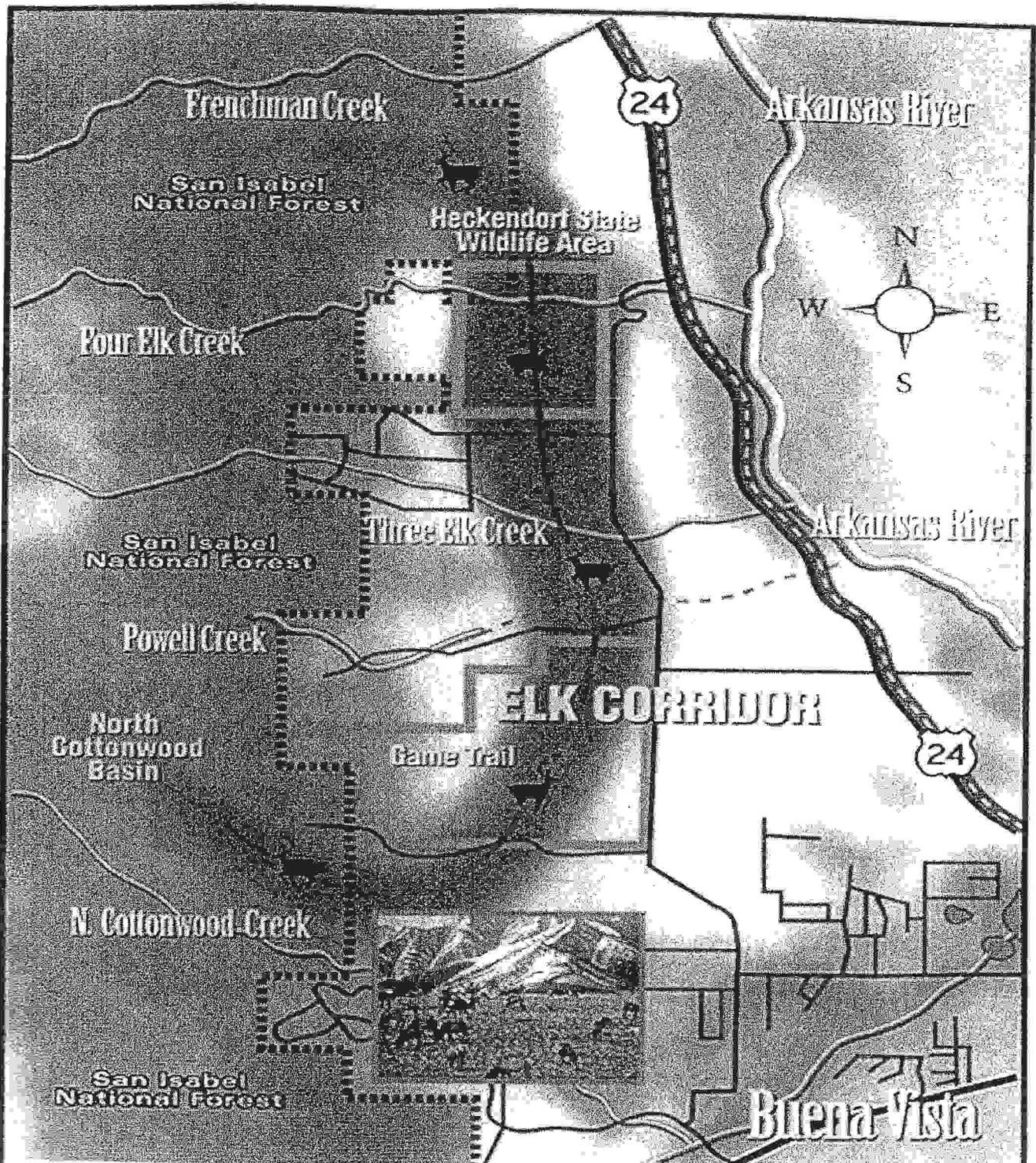
The next logical conservator seemed to be the Rocky Mountain Elk Foundation. There were, however, terms in their agreement that were unacceptable.

At the time, when it appeared the elk preserve in Game Trail would not become a reality, a group of concerned citizens wanting to preserve both the open space and wildlife in our area formed the Land Trust of the Upper Arkansas in partnership with the Palmer Foundation. Thus the acceptance of the Game Trail Elk Conservation Easement became a reality.

Creation of this easement ensures the survival of the elk herd in our area for many years to come. It is hoped that other land owners in our area will follow our example and the elk corridor will be preserved.

We who live in Game Trail are grateful to Game Trail Company for their foresight in preserving this easement so that we may forever enjoy the elk, deer, antelope and other forms of wildlife that allow us to share their home with them.





THE BUENA VISTA ELK CORRIDOR AND WINTER RANGE PROJECT

A project of the
 Colorado Division of Wildlife

Graphic provided by Game Trail Company

ADDENDUM

Our search for history is unending and we thought you might enjoy this little note.

In the list of previous owners is one Howard K. Frey. It seems that Mr. Frey was, prior to 1928, the deputy county treasurer. In May of 1928, a suit was filed by the Massachusetts Bonding Company against a Milton H. Blount, former county treasurer. This was in the amount of \$22,900. This was the amount paid by the company to Chaffee County on account of the shortage of Howard K Frey.

When the shortage was discovered, the county commissioners demanded payment from Mr. Blount and his bondsman because they felt as treasurer he was responsible for Mr Frey's actions.

ACKNOWLEDGEMENTS

The Game Trail History Committee would like to acknowledge the assistance of the following in the compilation of this manuscript:

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Bonnie Young, Proof Reader

Buena Vista Public Library

We thank them for their valuable assistance without which this book would not have been possible.