

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

- 1. Resource number: **5BL9110**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Louisville**
- 5. Historic building name: **Louisville Rod and Gun Club Building**
- 6. Current building name: **Troop 69 Building**
- 7. Building address: **1101 South Street**
- 8. Owner name: **Golden Concrete LLLP**  
 Owner address: **3605 S. Teller Street  
 Lakewood, CO 80235**

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **1S** Range **69W**  
**SW**¼ of **SE**¼ of **SE**¼ of **NE**¼ of section 8
- 10. UTM reference  
 Zone **13**  
 Easting: **488965**  
 Northing: **4425300**
- 11. USGS quad name: **Louisville, Colorado**  
 Year: **1965 (Photorevised 1994) 7.5'**
- 12. Lot(s): **2-4** Block: **C**  
 Addition: **Industrial Area** Year of Addition **1961**
- 13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

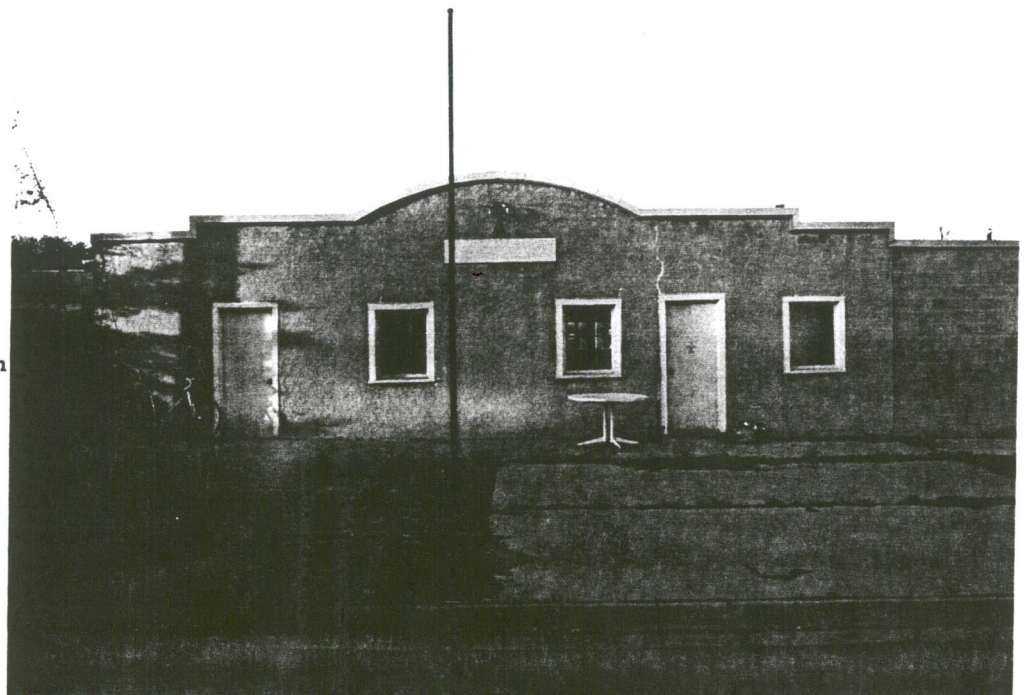
- Date \_\_\_\_\_ Initials \_\_\_\_\_
- Determined Eligible - National Register
  - Determined Not Eligible - National Register
  - Determined Eligible - State Register
  - Determined Not Eligible - State Register
  - Needs Data
  - Contributes to eligible National Register District
  - Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):  
**Rectangular Plan**
- 15. Dimensions in feet: **900 square feet**
- 16. Number of stories: **One**
- 17. Primary external wall material  
**Stucco**
- 18. Roof configuration (enter one):  
**Other Roof (Cambered)**
- 19. Primary external roof material (enter one):  
**Metal Roof**
- 20. Special features (enter all that apply):  
**N/A**

22. Architectural style / building type:

**Late 19th and Early Twentieth Century Revivals / Mission**



**21. General Architectural Description**

The Louisville Rod and Gun Club building is an unpretentious single-story building located east of "Old Town" Louisville. More precisely, it is sited on the north side of South Street in the first block east of the Colorado and Southern Railway tracks. The original structure measures 18' N-S (deep) by 40' E-W (across), and attached to the original structure, there is an 18' by 10' addition to the east (side) elevation. Oriented to the south, the building's facade is set back 28' from the curb along South Street. An 8'-wide concrete sidewalk parallels the building, and a concrete sidewalk extends from the building to the curb as well. The original structure is supported by a poured concrete foundation; its exterior walls are stuccoed with painted beige color concrete pargeting, and the roof form is cambered from north to south. Beneath the stuccoed walls, the building is of wood frame construction. Mission Revival-style parapet walls, which rise above the roof lines on the south and north elevations, represent the building's most notable architectural features. On the building's facade (south elevation), there is a sign band with the words: "Louisville Rod & Gun Club." Also on the facade, there are three single 9-light hopper windows, with painted white wood frames and surrounds. On the north (rear) elevation, there are three sets of paired 9-light hopper windows, with painted white wood frames and surrounds. On the west (side) elevation, there is one 1/1 double-hung sash window, with a painted white wood frame and surround. There are no windows on the east (side) elevation. Two single, painted white, solid wood entry doors lead into the building on the facade. The Boy Scouts of America insignia is stenciled on the door to the east, along with the words: "Louisville Troop 69 Boy Scouts of America." has the A single, painted white, wood-paneled door, with five cross panels, leads into the building on the north elevation. The addition to the east elevation measures 18' by 10', and is built of painted beige color concrete block walls. The addition's roof is nearly flat, and is made of composition roofing material laid over particle board decking and 2x wood rafters. A single, painted white, solid wood door leads into the addition on the east elevation.

**29. Construction History** (include description and dates of major additions, alterations, or demolitions):

Please see continuation sheet.

**23. Landscape or setting special features:**

This building is located on the north side of South Street, east of "Old Town" Louisville. The Colorado and Southern Railway tracks lie a short distance to the west; a large flat graveled area lies behind the building to the north, used by Aggregate Industries to store sand and gravel piles, and to park cement mixers; single-family residences are located across South Street to the south; Miners Field, a municipal baseball park is located to the southeast at the corner of South Street and Lee Avenue.

**24. Associated buildings, features, or objects**

N/A

**IV. ARCHITECTURAL HISTORY****25. Date of Construction:**

Estimate

Actual 1926

Source of information:

Louisville Town Trustees, Minutes, January 5, 1926

**26. Architect: N/A**

Source of information: N/A

**27. Builder/ Contractor: unknown**

Source of information: N/A

**28. Original owner:**

Town of Louisville

Source of information:

Deed: Rocky Mountain Fuel Co. (Grantor) to Louisville, Town of (Grantee), on file at the Boulder County Clerk's Office, book 513, page 575, December 8, 1925; Louisville Town Trustees, Minutes, January 5, 1926

**30. Original location: yes**

Moved no

Date of move(s) N/A

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## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Recreation and Culture / Sports Facility**
32. Intermediate use(s): **Recreation and Culture / Sports Facility**
33. Current use(s): **Other Use (Boy Scout troop meeting place)**
34. Site type(s): **Building**

### 35. Historical Background

The Louisville Rod and Gun Club building is situated on land that was once owned by the Rocky Mountain Fuel Company, near the site of the Caledonia coal mine which was established in 1890. Located in the southeast quarter of the northeast quarter of Section 8, Township 1 South, Range 69 West, this land was platted in the 1890s as Block 18 of the Caledonia Place Addition to the Town of Louisville.

Please see continuation sheet.

### 36. Sources of Information

Boulder County Assessor Real Estate Appraisal Card--Urban Master Index, dated May 17, 1966, April 30, 1968, and May 23, 1969. Located at Carnegie Branch for Local History, Boulder Public Library.

Golden's Concrete Co. (Grantor), to Golden Concrete (Grantee), [Deed]. On file at the Boulder County Clerk's Office, Reception #2120428, February 21, 2001.

Louisville Rod and Gun Club, [Articles of Incorporation]. On file at the Boulder County Clerk's Office, book 696, page 110, October 22, 1940.

Louisville, Town of (Grantor) to Louisville Rod and Gun Club (Grantee), [Deed]. On file at the Boulder County Clerk's Office, book 1189, page 1, December 6, 1960.

*Polk's Boulder County Directory* [published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

*Polk's Longmont City Directory*, [published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers.

Rocky Mountain Fuel Co. (Grantor) to Louisville, Town of (Grantee), [Deed]. On file at the Boulder County Clerk's Office, book 513, page 575, December 8, 1925.

Town of Louisville Trustees, Minutes Record Books: July 6, 1923; August 7, 1923; December 1, 1925; January 5, 1926; March 16, 1926; April 9, 1926.

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**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No **xx**

Date of Designation: n/a

38. Applicable National Register Criteria

**xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

**xx** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in prehistory or history;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

**Architecture; Community Planning and Development; Entertainment / Recreation**

40. Period of Significance: **1926-1952**

41. Level of Significance:

National:

State:

Local: **xx**

**42. Statement of Significance**

This building is historically significant relative to National Register Criterion A for its association with Louisville's social and cultural development during the period 1926-1952. Used as a clubhouse by the Louisville Rod and Gun Club, and later as a troop room by Boy Scout Troop 69, the property has had a long and continuous history as a social meeting place. The building is also notable for its close proximity to Miners Field baseball park, and to Louisville's bandstand and park facilities, during the period of significance. The structure is also architecturally significant under National Register Criterion C for its modest expression of the Mission Revival style of architecture. Although this building represents a very unpretentious example of the style, it is so far the only historic Mission Revival style building recorded in Louisville, and one of only thirteen examples of the style known to exist in Boulder County. Based on the above discussion, therefore, the Louisville Rod and Gun Club building may be considered individually eligible for inclusion in the National Register of Historic Places under Criteria A and C.

**43. Assessment of historic physical integrity related to significance:**

Please see continuation sheet.

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## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes:

No: **xx**

Discuss: **Historic properties in this area east of the "Old Town" Louisville commercial area are not of sufficient quantity or integrity to qualify as a National Register historic district.**

If there is National Register district potential, is this building:

Contributing: **N/A**

Noncontributing: **N/A**

46. If the building is in an existing National Register district, is it:

Contributing: **N/A**

Noncontributing: **N/A**

## VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **CM-LOUIS-1**

Frame(s): **1-6**

Negatives filed at: **City of Louisville, Administration  
749 Main Street  
Louisville, Colorado 80027**

48. Report title: **N/A**

49. Date: **October 20, 2002**

50. Recorder: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**

## Architectural Inventory Form

(Continuation Sheet)

**29. Construction History** (include description and dates of major additions, alterations, or demolitions):

This building was constructed in 1926 for use as a clubhouse and trap shooting facility by the Louisville Rod and Gun Club, on land owned by the Town of Louisville. The addition to the east (side) elevation probably dates to the early 1960s.

**35. Historical Background** (continued)

Intensive coal mining activity eventually began to cause subsidence in Louisville; in particular, by 1923, subsidence from the Rocky Mountain Fuel Company's Acme Mine had damaged the Town of Louisville's water system. The Town sought compensation for the damage, and after negotiations between Rocky Mountain Fuel Company and the Louisville Town Attorney, a deal was struck whereby Rocky Mountain Fuel compensated the Town of Louisville by signing over deeds for twenty-four acres of land in the Caledonia Place Addition. The Town of Louisville Trustees unanimously approved the deal in July 1923, and the proposed, land for subsidence damage deal, was later ratified by a vote of the town's electorate. The agreement was finalized in December 1925 when the Town of Louisville obtained title to Lots 1-6 and 9-12 of Block 11, all of Block 12, Lots 1-2, 3-5, and 7-12 of Block 13, all of Block 14, and all of Block 18, in the Caledonia Place Addition.

Although the Town Trustees hoped to eventually use the land as a park, in the interim they decided to profit on the investment by leasing the land to a tenant farmer. Accordingly, in January 1926, most of the twenty-four acres was leased for farming purposes to J. Harley Fletcher; however, the Trustees also leased a portion of Block 18 to the Louisville Gun Club for the location of a clubhouse, and for creation of a trap shooting facility. As described in their minutes of January 5, 1926, the Louisville Town Trustees voted unanimously to "give the gun club permission to locate their club house on the Caledonia Place lots and use the same for the shooting of clay pigeon purposes until such time as the Town deems it necessary for them to vacate for further park improvements."

The Louisville Rod and Gun Club evidently erected this building for use as a clubhouse in 1926. A clay pigeon trap shooting facility was located behind the building to the north. The Trustees envisioned the lease as a relatively short-term arrangement; however, it did not turn out that way. The Rod and Gun Club instead became an institution at this location, meeting here for the next several decades. Along the way, the organization was formally incorporated under the laws of the State of Colorado in October 1940, and, in December 1960, after a long-time lease arrangement, the club finally purchased the property from the City of Louisville. Presidents of the Louisville Rod and Gun Club in the 1940s and 1950s included Frank Varley and Ralph Ungenmire. James Ferrari served as the organization's Secretary for a time in the late 1940s.

In 1961, this portion of the Caledonia Place Addition was re-platted as the Industrial Area subdivision, with the Rod and Gun Club parcel designated as lots 2-4 of Block C. The organization continued to own the property here until the 1990s, but in time, industrial development to the north precluded the use of the trap shooting facility. As a result, during the past two or three decades, the building's primary occupant has been Boy Scout Troop 69. Affiliated with the Longs Peak Council of the Boy Scouts of America, Troop 69 has traditionally used the building as a troop meeting room and to store their equipment. The Rod and Gun Club building is now owned by Golden Concrete LLLP (a.k.a. Aggregate Industries) which operates a large sand and gravel and cement mixing facility in the industrial area to the north.

Resource Number: 5BL9110

Temporary Resource Number: N/A

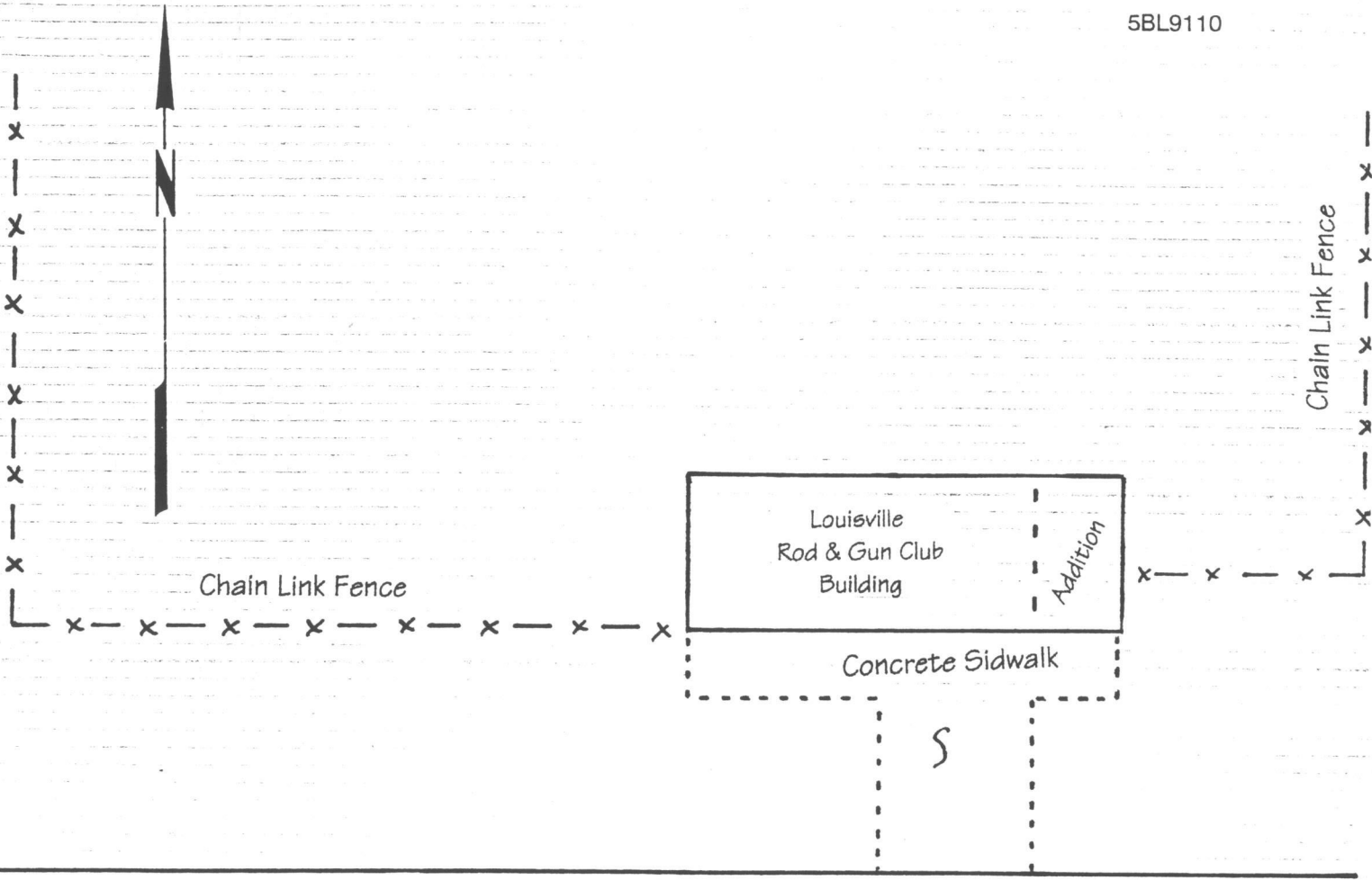
## Architectural Inventory Form

(Continuation Sheet)

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### 43. Assessment of historic physical integrity related to significance:

The Louisville Rod and Gun Club building exhibits an overall high level of physical integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society - location, setting, design, workmanship, materials, feeling and association. A small concrete block addition to the east elevation is the only notable alteration to the building's original construction. The addition, though, is subservient to the original building, and it could easily be removed. Moreover, the addition probably dates to the early 1960s, and within the next ten years it may become historically significant in its own right.



South Street

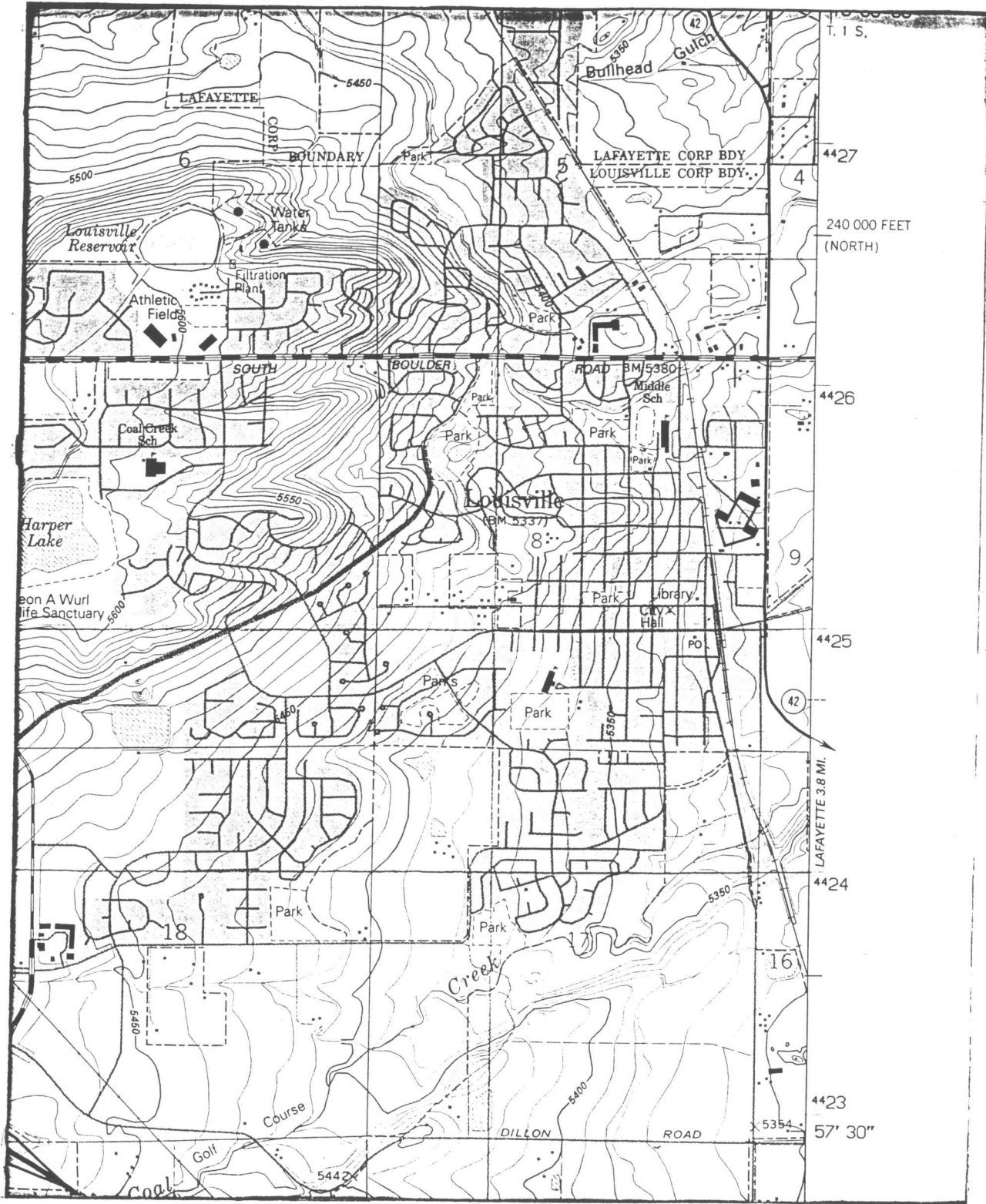
Approximate Scale



20 Feet

• • • SKETCH MAP • • •





LOCATION MAP

Louisville Rod and Gun Club building, Louisville, Colorado  
(Copied from Louisville, Colorado USGS Quadrangle Map)

6513  
574

No. 255244

WARRANTY DEED—CORPORATION— West Printing and Stationery Co., Colorado Springs, Colo.

This Deed, Made this thirtieth day of April in the year of our Lord one thousand nine hundred and twenty-four between The Rocky Mountain Fuel Company

a corporation duly organized and existing under and by virtue of the laws of the State of Colorado, of the first part, and County of Louisville, Boulder County Colorado a municipal corporation and State of Colorado of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of Five (\$5.00) DOLLARS, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, hath granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm unto the said party of the second part, its successors heirs and assigns forever, all the following described lots or parcels — of land, situate, lying and being in the County of Boulder and State of Colorado, to-wit:

Lots One to Six (1 to 6), inclusive, Block Ten (10); Lots One to Six (1 to 6) and Nine to twelve (9 to 12), both inclusive, Block Eleven (11); Lots One to Twelve (1 to 12) inclusive, Block Twelve (12); Lots One to Three (1 to 3), Lot Five (5) and Lots Seven to Twelve (7 to 12), inclusive, Block Thirteen (13) and Lots One to Twelve (1 to 12), inclusive, Block Fourteen (14), all in Caledonia Place Addition to the Town of Louisville, Boulder County, Colorado.

Excepting therefrom, and reserving unto the said first party, all of the coal, oil, petroleum, petroleum oil, gas, and any and all minerals, of any kind or character, in or underlying the said lands, or any part thereof, together with the right-of-way to enter in and upon the said lands, and each and every part thereof, to prospect, explore and mine for any and all of the said minerals, oils, or gases, and the right-of-way on, over, and in the said lands for the purposes aforesaid, and for the purpose of mining and removing any of the aforesaid products found in commercial quantities within the said premises; also reserving to the grantor herein the right to remove the crop now growing on said real property, or any part thereof.

PROVIDED, HOWEVER, that the grantor, its successors or assigns, shall pay to the grantee, its successors or assigns, the reasonable value of any of said lands it may appropriate for the purposes of any of the foregoing reservations, and shall compensate said second party for any injury or damage inflicted upon the remaining premises as a result of the exercise or enjoyment of said reservations, or any thereof, said damage, however, shall never exceed in the aggregate the sum of five thousand (\$5,000.00) dollars

Together With all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversion, 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

its successors heirs and assigns forever. And the said The Rocky Mountain Fuel Company party of the first part, for itself, its successors and assigns, doth covenant, grant, bargain and agree to and with the said party of the second part, its successors heirs and assigns, that at the time of the executing and delivery of these presents it is well seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever;

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors heirs and assigns, against all and every person or persons lawfully claiming or to claim in the whole or any part thereof, the said party of the first part shall and will Warrant and Forever Defend.

In Witness Whereof, The said party of the first part hath caused its corporate name to be hereunto subscribed by its John J. Roche President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.



I. R. STAMPS  
504  
CANCELED

ATTEST:

H. C. Springer

SECRETARY.

The Rocky Mountain Fuel Company  
By John J. Roche PRESIDENT.

STATE OF COLORADO,  
County of Denver } ss. Dorothy D. Thomas a Notary Public in and for the said City of Denver County, in the State aforesaid, do hereby certify that John J. Roche and H. C. Springer are personally known to me to be the same persons whose names are subscribed to the foregoing deed as having executed the same respectively as President and Secretary of The Rocky Mountain Fuel Company, a corporation and who are known to me to be such officers respectively, appeared before me this day in person and personally acknowledged: That the seal affixed to the foregoing instrument is the corporate seal of said corporation that the same was thereunto affixed by the authority of said corporation; that said instrument was by like authority subscribed with its corporate name; that said John J. Roche is the President of said corporation, and the said H. C. Springer is the Secretary thereof; that by the authority of said corporation they respectively subscribed their names thereto as President and Secretary, and that they signed, sealed and delivered the said instrument of writing as their free and voluntary act and deed, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.



Given under my hand and Notarial seal this 5th day of November A. D. 1924.  
My commission expires January 29 1927.

Dorothy D. Thomas NOTARY PUBLIC.

Filed for record this 5th day of Nov A. D. 1924, at 12:30 o'clock P. M.

J. Otto Coone RECORDER.  
My                      DEPUTY.

**This Deed**, Made this thirtieth day of April, in the year of our Lord one thousand nine hundred and twenty-four, between The Rocky Mountain Fuel Company a corporation, duly organized and existing under and by virtue of the laws of the State of Colorado, of the first part, and Town of Louisville, Boulder County, Colorado, a municipal corporation of the County of and State of Colorado, of the second part:

Witnesseth, That the said party of the first part, for and in consideration of the sum of One (1.00) Dollar, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, hath granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm unto the said party of the second part, its heirs and assigns forever, all the following described lots or parcel — of land, situate, lying and being in the County of Boulder and State of Colorado, to-wit: All of Block Eighteen (18), in Claidonia Place Addition to the Town of Louisville, excepting Assessor's Tract #692 therein.

Excepting therefrom, and reserving unto the said first party, all of the coal, oil, petroleum, petroleum oil, gas, and any and all minerals, of any kind or character, in or underlying the said lands, or any part thereof, together with the right-of-way to enter in and upon the said lands, and such and every part thereof, to prospect, explore and mine for any or all of the said minerals, oils, or gases, and the right-of-way on, over and in the said lands, for the purposes aforesaid, and for the purpose of mining and removing any of the aforesaid products found in commercial quantities within the said premises, also reserving to the grantor herein the right to remove the crop now growing on said real property, or any part thereof.

PROVIDED, HOWEVER, that the grantor, its successors or assigns, shall pay to the grantee, its successors or assigns, the reasonable value of any of said lands if may appropriate for the purposes of any of the foregoing reservations, and shall compensate said second party for any injury or damage inflicted upon the remaining premises as a result of the exercise or enjoyment of said reservations, or any thereof, said damage, however, shall never exceed in the aggregate the sum of five thousand (\$5,000.00) dollars.

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 described, and the appurtenances, unto The Rocky Mountain Fuel Company the said party of the second part,

heirs and assigns forever. And the said party of the first part, for itself, its successors and assigns, doth covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the enclosing and delivery of these presents, it is well seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever;

and the above bargained premises in the quiet and peaceable possession of the said 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.**

In Witness Whereof, The said party of the first part hath caused its corporate name to be hereto subscribed by its John J. Roche President, and its corporate seal to be hereto affixed, attested by its Secretary, the day and year first above written.

ATTEST: John J. Roche President.  
John J. Roche Secretary.  
 STATE OF COLORADO, )  
 COUNTY OF Douglas, )  
 City of Colorado Springs, )

I, Dorothy Y. Thomas a Notary Public in and for the said City of Colorado Springs County, in the State aforesaid, do hereby certify that John J. Roche and John C. Springer who are personally known to me to be the same persons whose names are subscribed to the foregoing deed as having executed the same respectively as President and Secretary of Rocky Mountain Fuel Company a corporation and who are known to me to be such officers respectively, appeared before me this day in person and severally acknowledged: That the seal affixed to the foregoing instrument is the corporate seal of said corporation that the same was thereunto affixed by the authority of said corporation; that said instrument was by like authority subscribed with its corporate name; that John J. Roche is the President of said corporation, and the said John C. Springer is the Secretary thereof; that by the authority of said corporation they respectively subscribed their names thereto as President and Secretary, and that they signed, sealed and delivered the said instrument of writing as their free and voluntary act and deed, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 5th day of November A. D. 1925.  
 My commission expires January 27 1927.  
Dorothy Y. Thomas NOTARY PUBLIC.  
 Filed for record this 5th day of Dec. A. D. 1925, at 12:35 o'clock P. M.  
J. Ethel Cross RECORDER.  
John J. Roche DEPUTY.

This Deed, made this Sixth day of January in the year of our Lord one thousand eight hundred and Twenty four between David Kerr of the County of Boulder and State of Colorado, of the first part, and William Hartman of the County of Boulder and State of Colorado, of the second part:

WITNESSETH, that the said part of the first part, for and in consideration of the sum of One hundred Dollars, to the said part of the first part in hand paid by the said part of the second part, the receipt whereof is hereby confessed and acknowledged, I do grant, bargain, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said part of the second part, his heirs and assigns, forever, all the following described lot or parcel of land, situate, lying and being in the County of Boulder and State of Colorado, to-wit:

Being a part of the South West 1/4 of the South East 1/4 of Section 10, Township 36 North, Range 107 East of the South 11th corner of said land running thence East Eight hundred and seventy feet thence 100 South thence eight hundred and fifty feet west thence four hundred and thirty feet to place of beginning. Excepting and reserving all mineral and the further right to mine the same.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in any wise 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 part 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 said part of the second part, his heirs and assigns forever. And the said David Kerr part of the first part, for himself, his heirs, executors and administrators, do covenant, grant, bargain and agree, to and with the said part of the second part, his heirs and assigns, that at the time of the enclosing and delivery of these presents, he well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same, in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargain, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever;

and the above bargained premises in the quiet and peaceable possession of the said part of the second part, his heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said part of the first part hath hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of David Kerr (SEAL)

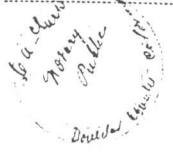
(SEAL)

(SEAL)

(SEAL)

STATE OF COLORADO,

County of Boulder } ss. G. A. Clark a Notary Public in and for the said County, in the State aforesaid, do hereby certify that David Kerr who is



personally known to me to be the person whose name is subscribed to the annexed deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial seal, this 6th day of January A. D. 1896  
 My commission expires July 7th 1896  
G. A. Clark  
 Notary Public

Filed for Record the 6th day of Jan A. D. 1896 at 6:20 o'clock P.M.  
J. M. Woodhead F. Clerk.  
 By \_\_\_\_\_ Deputy.

DEED

SEE ALL UNDER S. B. NO. 272 - C.C.  
FILED UNDER PROTEST  
SEE EXHIBIT

THIS DEED, Made this 6th day of December, A. D. 1960, by and between GEORGE ELLIS, the Commissioner for and on behalf of the Town of Louisville, a municipal corporation in the County of Boulder and State of Colorado, duly appointed by a Resolution of the Board of Trustees of the Town of Louisville, Colorado, passed and adopted on the 6th day of December, A. D. 1960, for the purpose of making this conveyance, of the first part, and LOUISVILLE ROD AND GUN CLUB, a Colorado corporation, organized and existing under and by virtue of the laws of the State of Colorado, of the second part.

WITNESSETH, That the said party of the first part for and in consideration of Ten Dollars to the party of the first part in hand paid by the party of the second part, receipt of which is hereby acknowledged, and subject to the conditions and provisions hereinafter stated, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the second party, its successors and assigns forever, the following described parcel of land situate, lying and being in the Town of Louisville, County of Boulder and State of Colorado, to-wit:-

"A tract of land containing one and one-half acres, more or less, situated in the Southeast Quarter of the Northeast Quarter of Section 8, Township 1 South, Range 69 West of the 6th P. M., described as follows: Beginning at the Southeast Corner of said Northeast Quarter of said Section 8; thence North 89° 42' West a distance of 517.66 feet along the South line of said Northeast Quarter of said Section 8; thence North 30 feet to the true point of beginning; thence North 89° 42' West a distance of 163.5 feet; thence North 8° 11' West a distance of 350.05 feet along the Easterly line of the Colorado and Southern Railroad right of way; thence East 213.35 feet; thence South 347.35 feet, more or less, to the true point of beginning."

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto 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, subject, however, to the provisions of the aforementioned Resolution, and subject to the provisions and conditions:

- (a) In the event said property is not used by, or is abandoned by, said Louisville Rod and Gun Club for a period of one calendar year, or in the event that the membership of said Louisville Rod and Gun Club shall fall below seven members, the title to said property shall revert to the Town of Louisville and all improvements placed thereon by said Louisville Rod and Gun Club shall remain thereon as part of the real estate;
- (b) In the event said property and improvements are offered for sale by said Louisville Rod and Gun Club, then the Town of Louisville shall have the first option to purchase said improvements at any bona fide offered price acceptable to said Louisville Rod and Gun Club, and in the event the Town of Louisville does not elect to buy said improvements, then the purchaser of said real property and improvements thereon shall pay to the Town of Louisville the sum of \$1,500.00 for the real property above described;

- (c) In the event said Louisville Rod and Gun Club shall at any time pay to the Town of Louisville the sum of \$1,500.00 for the real property above described, the title to said property shall be free and clear of the above conditions, and said Louisville Rod and Gun Club shall have the fee simple title to said property. The recording of any receipt for the payment of said sum of \$1,500.00 in the office of the County Recorder of Boulder County, Colorado shall be a release of the above conditions and a compliance of this condition;
- (d) The Town of Louisville shall not be responsible for bringing water or other utilities to said property, however, the said Town may agree to furnish material, such as pipe, if they so desire. The said Louisville Rod and Gun Club shall agree to install such utilities as, in the opinion of the Town Board, are necessary for the public safety and welfare, and shall further pay all taxes against said property, both real and personal, from the date of said Deed. The said Louisville Rod and Gun Club further agrees to install curb and gutter as shall be required by the said Town of Louisville.
- (e) In the event the shooting or other activities of said Louisville Rod and Gun Club shall interfere with the owners or tenants of the adjoining Industrial Area, then said Louisville Rod and Gun Club shall cease such shooting or other activity on direction of the Board of Trustees of said Town of Louisville.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and caused the seal of the Town of Louisville to be hereunto affixed, the day and year first above written.

George P. Ellis  
Commissioner.

ATTEST:

William J. Harrison  
Clerk of the Town of Louisville, Boulder  
County, Colorado.

STATE OF COLORADO, )  
                                       ) SS.  
COUNTY OF BOULDER.  )

I, Frank A. [Signature], a Notary Public in and for said County, in the State aforesaid, do hereby certify that GEORGE ELLIS, who is personally known to me to be the person whose name is subscribed to the foregoing Deed and known to me to be the Commissioner for the Town of Louisville, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act as such Commissioner and as the free and voluntary act of the Town of Louisville, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 6th day of December, A.D. 1960.

My commission expires \_\_\_\_\_ My Commission expires April 15, 1961

Frank A. [Signature]  
Notary Public.



