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Doc ID: 026856940012 Type: GEN
Kind: CONDOMINIUM AMEND
Recorded: 10/02/2017 at 03:15:58 PM
Fee Amt: $62.00 Page 1 of 12
Johnson County Iowa
Kim Painter County Recorder
BK5709 PG515-526

Prepared By: James D. Houghton, 568 Highway 1 West, Iowa City, IA 52246 ~ (319) 351-8600
Return Document To: Anderson & Houghton, LLP, 568 Highway 1 West, Iowa City, IA 52246 ~ (319) 351-8600

FIRST AMENDMENT TO DECLARATION OF SUBMISSION OF PROPERTY TO HORIZONTAL PROPERTY REGIME PURSUANT TO CHAPTER 499B FOR CHURCHILL SQUARE CONDOMINIUMS

DECLARANT
S.G.A., Inc.
100 N. Calhoun
P.O. Box 22
West Liberty, IA 52776

DECLARANT'S ATTORNEY
James D. Houghton
Anderson & Houghton, LLP
568 Highway 1 West
Iowa City, IA 52246

FIRST AMENDMENT TO DECLARATION OF SUBMISSION OF PROPERTY TO HORIZONTAL REGIME ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP OF PREMISES

This First Amendment to Declaration of Submission of Property to the Horizontal Property Regime established by Chapter 499B, the Code of Iowa, and amending the original Declaration dated July 20, 2017 and recorded July 20, 2017, in Book 5680, Page 513-561, of the records of the Johnson County Recorder's Office is made by S.G.A., Inc., hereinafter referred to as "Declarant," and being made pursuant to the Declarant's reserved

rights found in Article I (2) and Exhibit "A," and hereby amends the original Declaration as follows:

1. Exhibit "A" of the original Declaration is hereby deleted and the attached Revised Exhibit "A" is hereby adopted in its place.
2. The attached Exhibit "G-1" and Exhibits thereto are hereby adopted as to Units 4701, 4703, 4705, and 4707, Herbert Hoover Highway.

The First Amendment shall take effect when filed in the office of the Recorder of Johnson County, Iowa.

IN WITNESS WHEREOF; Declarant has executed this Amendment to the Declaration the day and year written below.

S.G.A., Inc.

October 2, 2017
Date

By: _____
Travis J. Shield, President & Secretary

STATE OF IOWA)
) ss:
COUNTY OF JOHNSON)

This instrument was acknowledged before me, the undersigned, a Notary Public in and for the State of Iowa, on October 2nd, 2017, by Travis J. Shield as President and Secretary of S.G.A., Inc.

_____
Notary Public in and for the State of Iowa

JACQUELINE MAHER
Notary Public
Commission No. 774752
My Commission Expires September 11, 2018

REVISED

EXHIBIT "A"

DESCRIPTION OF LAND, UNITS AND OWNERSHIP INTERESTS IN COMMON ELEMENTS

1. ***Description of Land.*** The real estate submitted to the Horizontal Property Regime is described as follows:

Lot 10, Churchill Meadows, Iowa City, Johnson County, Iowa, according to the plat thereof recorded in Book 59, Page 244, Plat Records of Johnson County, Iowa; also Auditor's Parcel 2016084, being a portion of the Vacated Herbert Hoover Highway in the NW ¼ of the NE ¼ of Section 7, Township 79 North, Range 5 West of the 5th P.M., Iowa City, Johnson County, Iowa, according to the plat thereof recorded in Book 60, Page 301, Plat Records of Johnson County, Iowa.

2. ***Description of Units and Ownership Interests.*** The ownership interests in the Common Elements, voting rights and unit designation of each unit in the Regime are set forth below.

Unit	*Percentage Ownership in Common Votes in Elements and Pro Rata Share of Expenses*	*Votes in Association*
4102 Unbridled Ave.	1/8th	1
4104 Unbridled Ave.	1/8th	1
4106 Unbridled Ave.	1/8th	1
4108 Unbridled Ave.	1/8th	1
4701 Herbert Hoover Hwy.	1/8th	1
4703 Herbert Hoover Hwy.	1/8th	1
4705 Herbert Hoover Hwy.	1/8th	1
4707 Herbert Hoover Hwy.	1/8th	1
Total: 8	100%	8

Prepared by:	Kelly J. Beckler MMS Consultants, Inc.	1917 S. Gilbert Street Iowa City, Iowa 52240	319-351-8282 319-351-8476 facsimile
After recording return to:	James D. Houghton Anderson & Houghton, LLP	568 Highway 1 West Iowa City, Iowa 52246	319-351-8600 319-338-7627 facsimile

EXHIBIT "G-1"
ENGINEER'S CERTIFICATE
Churchill Square Condominiums
Units 4701, 4703, 4705, and 4707 (Herbert Hoover Highway SE),

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

I, Kelly J. Beckler, being first duly sworn on oath do depose and state the following:

1. That I am a Professional Engineer authorized and licensed to practice my profession in the State of Iowa.

2. That I have examined the Building Plans for Churchill Square Condominiums Units 4701, 4703, 4705, and 4707 (Herbert Hoover Highway SE), referenced as Exhibit "D". This certificate is to become an exhibit to the Declaration of Submission of Property to Horizontal Property Regime for Churchill Square Condominiums (the Declaration).

3. I hereby certify that I have verified by non-destructive field observations that the above referenced Building Plans diagrammatically represent Units 4701, 4703, 4705, and 4707 (Herbert Hoover Highway SE), and all of Churchill Square Condominiums located therein, and the common elements that the Declarant has constructed on the real estate shown on the attached Site Plan, as Exhibit "B", insofar as is reasonably possible due to expected carpentry tolerances, except for the following:

    A. The Building and Units have been constructed mirrored from what is depicted on the referenced Building plans.

4. I hereby certify that the attached Site Plan – Exhibit "B", locates Units 4701, 4703, 4705, and 4707 (Herbert Hoover Highway SE) of Churchill Square Condominiums. That as a licensed Professional Engineer, I hereby certify that said Site Plan is sufficient to determine with reasonable certainty the location of Units 4701, 4703, 4705, and 4707 (Herbert Hoover Highway SE) of Churchill Square Condominiums, and hereby certify that said Building and Units, as constructed, are located as indicated on said Site Plan.

Kelly J. Beckler, P.E.
Iowa License Number 14624
My biennial license renewal date is December 31, 2018

Subscribed and sworn to before me by said Kelly J. Beckler this 26th day of September, 2017.

Notary Public in and for the State of Iowa.

NOTARIAL SEAL IOWA
GINA LE LANDAU
Commission Number 790231
My Commission Expires
May 29, 2018

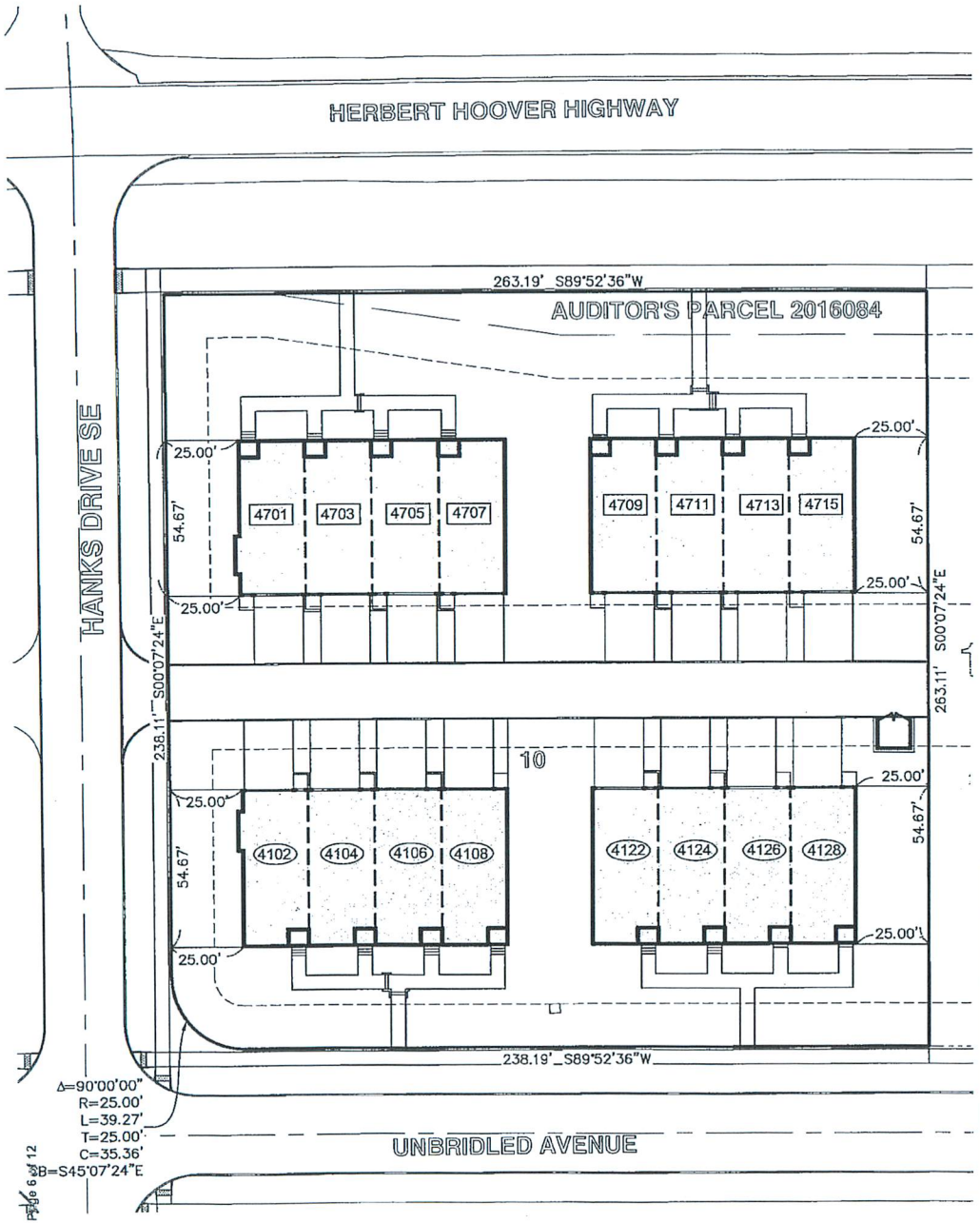


EXHIBIT "B" - SITE PLAN
CHURCHILL SQUARE CONDOMINIUMS
IOWA CITY, IOWA

NORTH

LEGAL DESCRIPTION
CHURCHILL SQUARE CONDOMINIUMS, IOWA CITY, IOWA, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 60, PAGE 108, PLAT RECORDS OF JOHNSON COUNTY, IOWA

NOTES:

1. ALL MEASUREMENTS FROM PROPERTY LINES TO BUILDINGS ARE PERPENDICULAR AND/OR RADIAL TO SAID PROPERTY LINES.
2. THIS DRAWING DEPICTS IMPROVEMENTS COMPLETED AS OF 09/20/17.
3. REFERENCE BUILDING PLANS, EXHIBIT "D" FOR BUILDING DIMENSIONS.
4. THIS IS A CONDO SURVEY AND NOT A BOUNDARY OR PROPERTY SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH. THE PROPERTY BOUNDARIES ARE RECORD DIMENSIONS AND APPROXIMATE ONLY.

[XXX] HERBERT HOOVER HIGHWAY SE STREET ADDRESS

(XXX) UNBRIDLED AVENUE STREET ADDRESS

KELLY J. BECKLER 14624 LICENSED PROFESSIONAL ENGINEER IOWA

SEAL

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

9/21/2017

KELLY J. BECKLER, P.E. Iowa Lic. No. 14624

My license renewal date is December 31, 2018.

Pages or sheets covered by this seal:
SHEET 1 OF 1

MMS
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Book: 5709 Page: 515 Seq: 6

Date	Revision
09/20/2017	UNITS 4701,4703,4705,4707

EXHIBIT "B" SITE PLAN

CHURCHILL SQUARE CONDOMINIUMS
IOWA CITY
JOHNSON COUNTY
IOWA

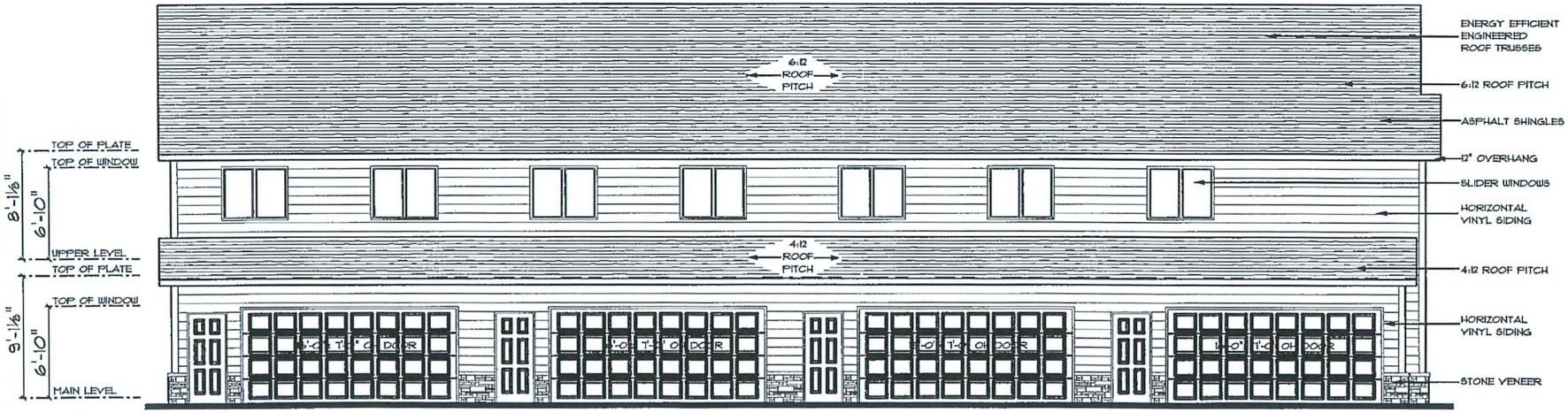
MMS CONSULTANTS, INC.

Date:	07/11/17
Designed by:	Field Book No:
Drawn by: RAB	Scale: 1"=40'
Checked by: KJB	Sheet No: 1
Project No: IC 5085-008	of: 1

Page 6 of 12



FRONT ELEVATION



REAR ELEVATION

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SGA CONSTRUCTION

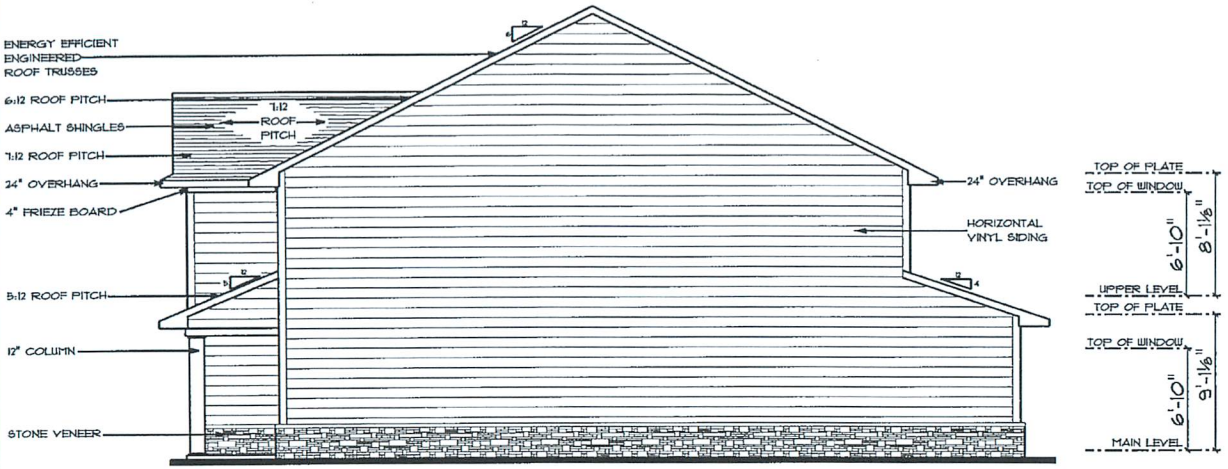
CHURCHILL MEADOWS 4-PLEX

SCALE: 1/8" = 1'-0"
DATE: 10/24/2016
DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: 6M1799

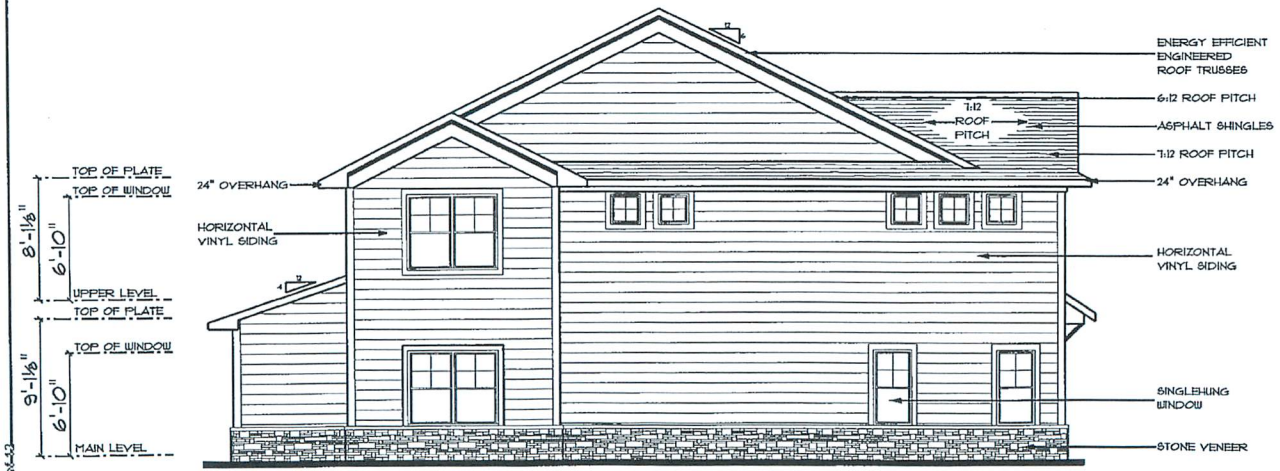
A1

THESE PLANS ARE NOT AN ARCHITECTURAL OR ENGINEERING CONSTRUCTION READY PLAN. PLANS SHALL BE REVIEWED BY A CONSTRUCTION PROFESSIONAL. THE CLIENT AND BUILDER ASSUME ALL RESPONSIBILITY FOR ANY CODE VIOLATIONS, OMISSIONS OR LAWSUITS THAT COULD ARISE DURING OR AFTER THE CONSTRUCTION OF THIS HOME OR BUILDING. REGARDLESS ALL STRUCTURAL MEMBERS, BRACINGS AND DETAILS MUST BE CAREFULLY REVIEWED BY A STRUCTURAL DESIGN PROFESSIONAL.

Book: 5709 Page: 515 Seq: 7

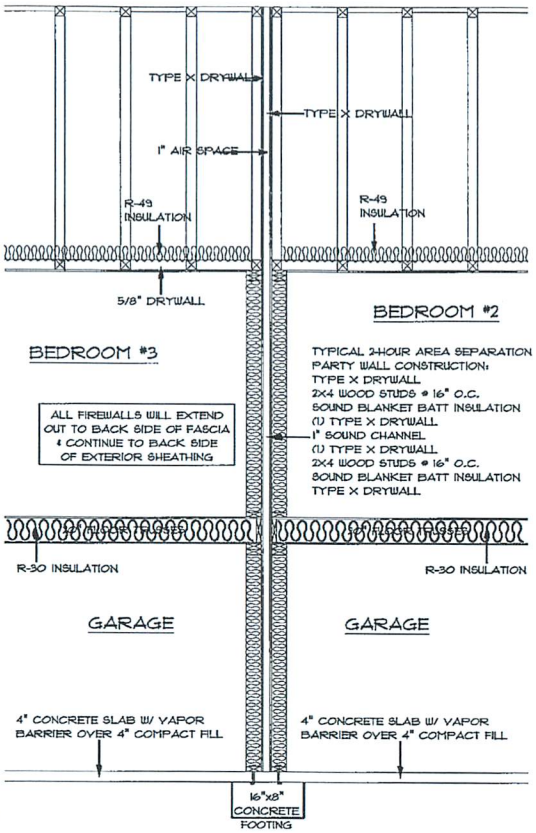


EAST ELEVATION

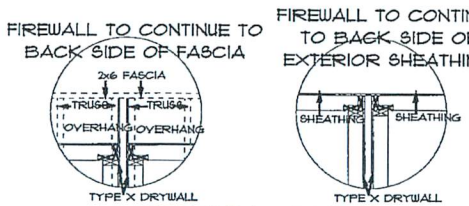


WEST ELEVATION

FACES HANKS DRIVE



CROSS SECTION THRU TYPICAL
2 HOUR SEPARATION PARTY WALL



FIRE WALL DETAILS

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SGA CONSTRUCTION
CHURCHILL MEADOWS 4-PLEX

SCALE: 1/8" = 1'-0"
DATE: 10/26/2016
DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: SM 1799

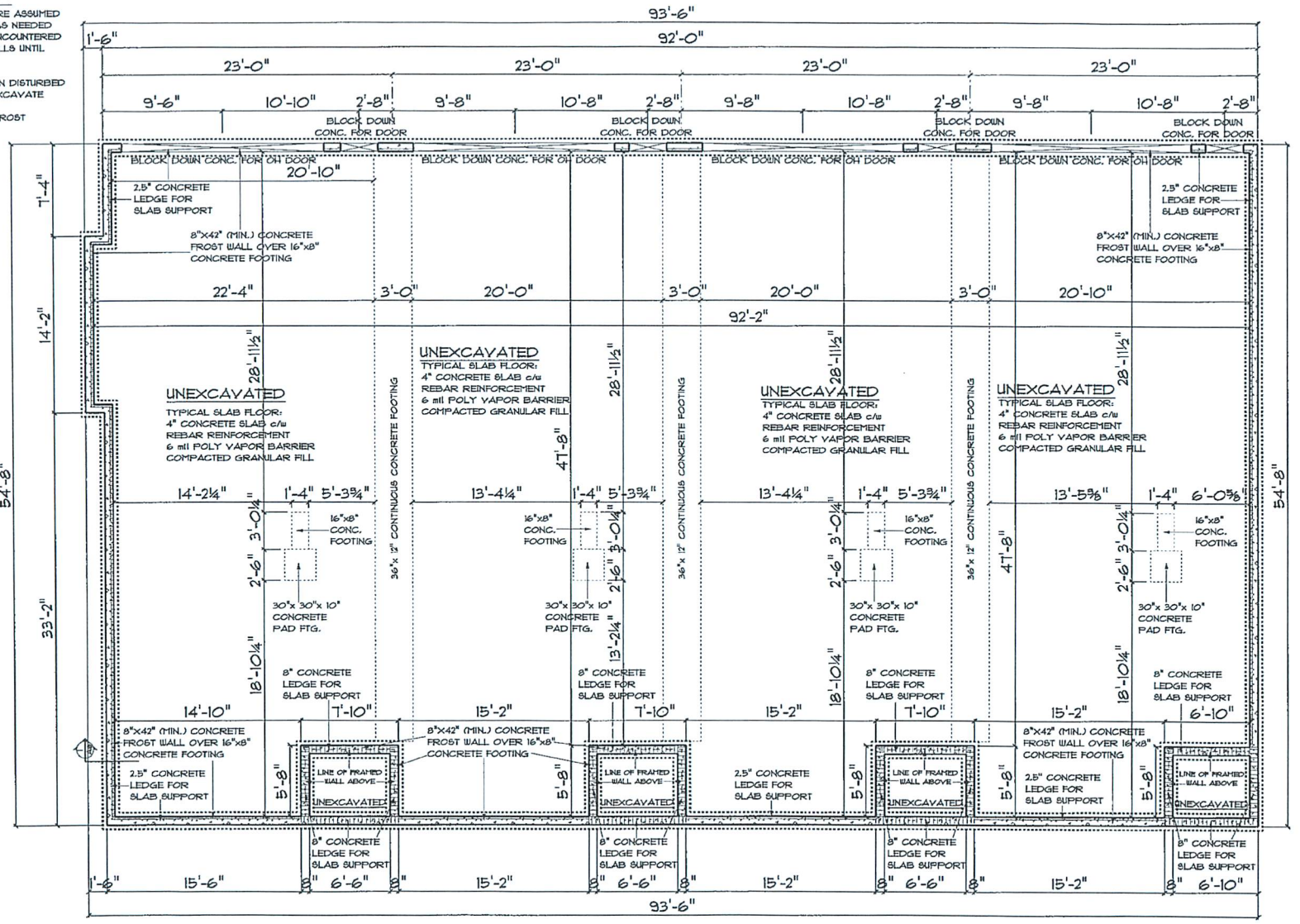
A2

DESIGN ELEMENTS IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION PLAN TYPICAL PLANS SHALL FIRST BE REVIEWED BY A CONSTRUCTION PROFESSIONAL. THE CLIENT AND BUILDER OF THIS PLAN RELEASES DESIGN ELEMENTS FROM ANY CLAIMS OR LAWSUITS THAT COULD ARISE DURING OR AFTER THE CONSTRUCTION OF THIS HOME DUE TO BUILDING IN CONFLICTION ALL STRUCTURAL HEADERS, ENGINEERING, AND DETAILS MUST BE CAREFULLY REVIEWED BY A STRUCTURAL DESIGN PROFESSIONAL.

Book: 5709 Page: 515 Seq: 8

FOUNDATION NOTES

- 1500 PSF SOIL BEARING PRESSURE ASSUMED FOR FOOTING DESIGN. MODIFY AS NEEDED IF DIFFERENT CONDITIONS ARE ENCOUNTERED
- DO NOT BACKFILL BASEMENT WALLS UNTIL FIRST FLOOR IS IN PLACE
- 3000 PSI CONCRETE (TYPICAL)
- DO NOT PLACE ANY FOOTINGS ON DISTURBED SOIL - IF ENCOUNTERED, OVER EXCAVATE AND EXTEND FOOTING DEPTH
- FOOTINGS ARE TO MEET LOCAL FROST FOOTING REQUIREMENTS



FOUNDATION PLAN

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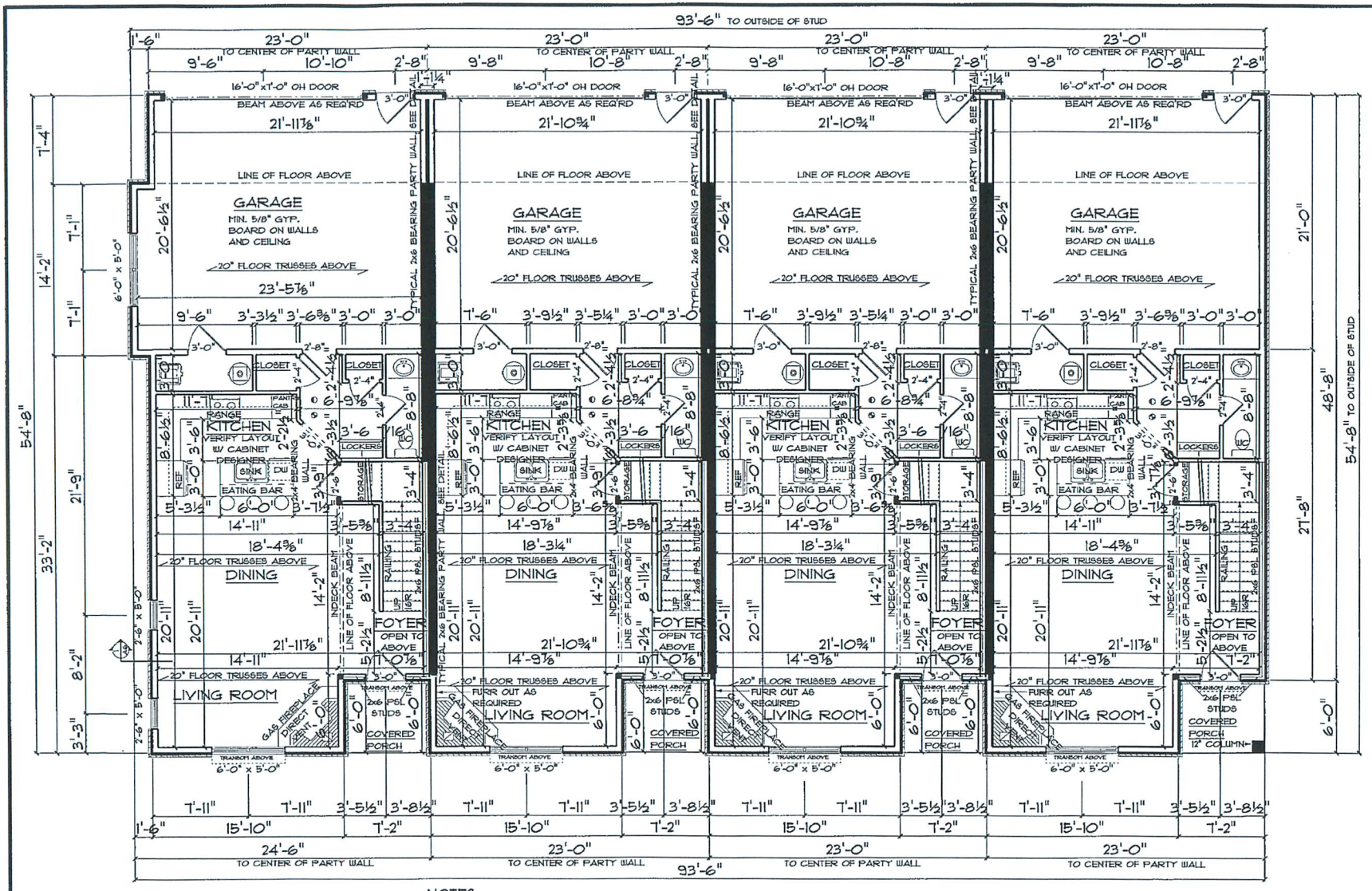
SGA CONSTRUCTION
CHURCHILL MEADOWS 4-PLEX

SCALE: 1/8" = 1'-0"
DATE: 10/24/2016
DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: KM1799

A3

IT IS YOUR CLIENT'S TO HIRE AN ARCHITECT OR ENGINEER AND CONTRACTOR FROM THESE PLANS. SHOULD THEY BE REVIEWED BY A CONSTRUCTION PROFESSIONAL. THE CLIENT AND BUILDER ASSUME ALL RESPONSIBILITY FOR DIMENSIONS, DESIGN CRITERIA AND CONSTRUCTION METHODS. DESIGN ELEMENTS SHALL NOT BE HELD LIABLE FOR ANY ERROR, OMISSIONS OR CONFLICTS IN THESE PLANS. BY THE USE OF THESE PLANS, YOU AGREE TO HOLD DESIGN ELEMENTS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE USE OF THESE PLANS. IN CONSIDERATION OF THE FOREGOING, DESIGN ELEMENTS MAKES NO EXPRESS OR IMPLIED WARRANTY AS TO THE ACCURACY OF THESE PLANS. IT IS ALSO UNDERSTOOD THAT ALL STRUCTURAL MEMBERS, INCLUDING ANY METAL, MUST BE CORRECTLY ENGINEERED BY A STRUCTURAL ENGINEER.

Book: 5709 Page: 515 Seq: 9



END UNIT MAIN LEVEL FLOOR PLAN

MAIN LEVEL SQ. FT.:	729 SQ. FT.
UPPER LEVEL SQ. FT.:	934 SQ. FT.
TOTAL FINISHED SQ. FT.:	1663 SQ. FT.

NOTES

- 9'-1 1/8" WALL HEIGHTS UNLESS NOTED
- SINGLE/HUNG WINDOWS UNLESS NOTED - VERIFY SIZES
- ALL DIMENSIONS ARE FRAME TO FRAME
- ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF CONSTRUCTION
- EXTERIOR WALLS ARE 2x6'S AT 16" O.C.
- INTERIOR WALLS ARE 2x4'S AT 16" O.C.
- FLOOR JOISTS AND BEAMS SIZES ARE TO BE DETERMINED BY SUPPLIER
- 2x6 PLUMBING WALLS AS REQUIRED
- 24" CLEARANCE IN FRONT OF OPENING TO SHOWER
- 21" CLEARANCE IN FRONT OF WATER CLOSET
- STAIRS - MIN. RUN 10" - MAX RISE 7 3/4"
- LOCATION OF ATTIC ACCESS TO BE DETERMINED BY CONTRACTOR

CO - CARBON MONOXIDE DETECTOR
S - SMOKE DETECTOR

MAIN LEVEL FLOOR PLAN

MAIN LEVEL SQ. FT.:	729 SQ. FT.
UPPER LEVEL SQ. FT.:	912 SQ. FT.
TOTAL FINISHED SQ. FT.:	1641 SQ. FT.

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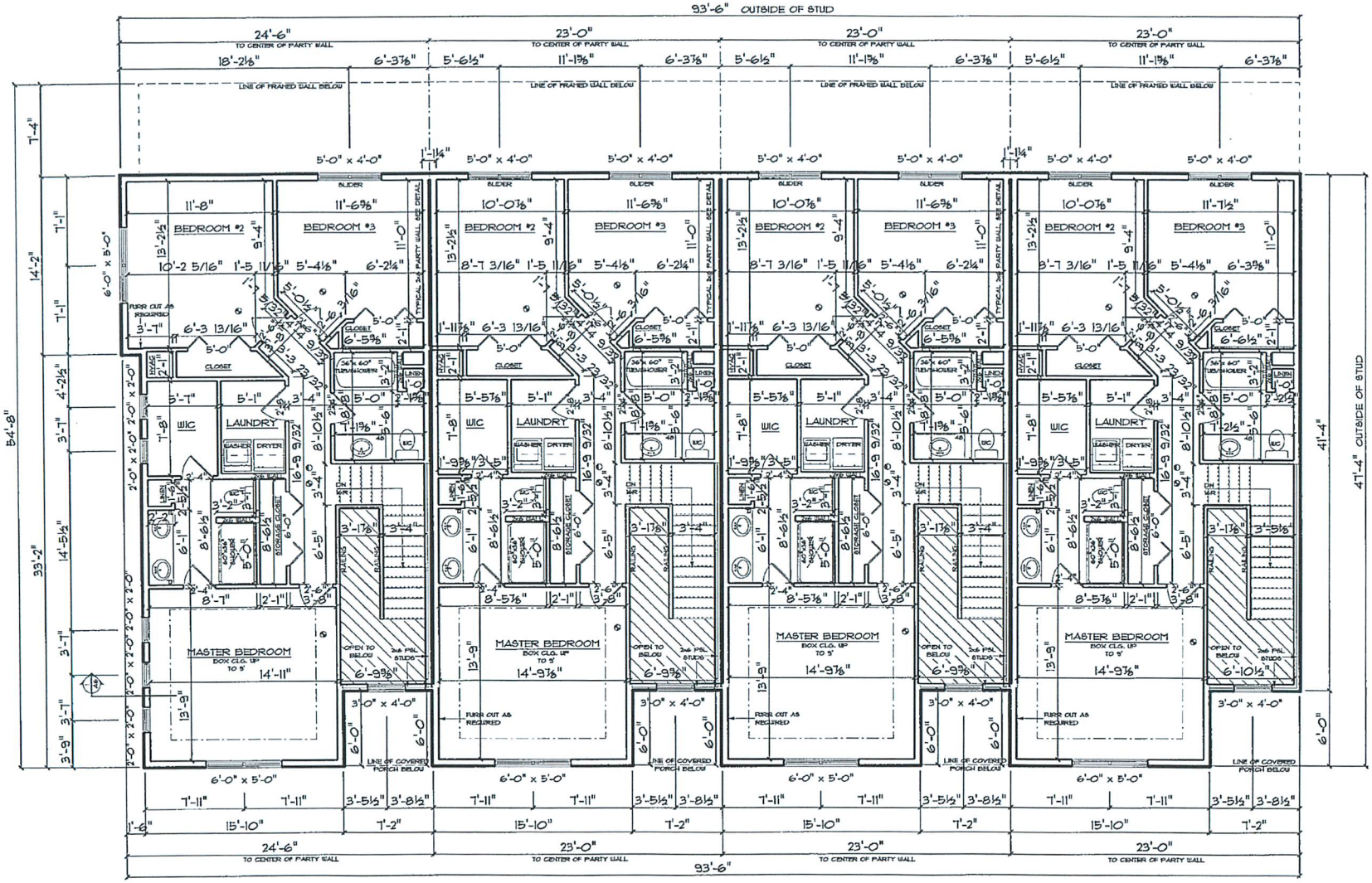
Book: 5709 Page: 515 Seq: 10

SGA CONSTRUCTION
CHURCHILL MEADOWS 4-PLEX

SCALE: 1/8" = 1'-0"
DATE: 10/24/2006
DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: 16M1799

A4

ALL DESIGNS AND ART BY ARCHITECT OR DESIGNER OR CONSTRUCTION FROM THESE PLANS ARE THE PROPERTY OF THE ARCHITECT OR DESIGNER AND SHALL NOT BE USED OR REPRODUCED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR DESIGNER. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL ALL BUILDING PERMITS HAVE BEEN OBTAINED AND ALL STRUCTURAL DESIGNS, DRAWINGS AND DETAILS HAVE BEEN CAREFULLY REVIEWED BY A STRUCTURAL FLOOR PROFESSIONAL.



END UNIT UPPER LEVEL FLOOR PLAN

MAIN LEVEL SQ. FT.:	729 SQ. FT.
UPPER LEVEL SQ. FT.:	934 SQ. FT.
TOTAL FINISHED SQ. FT.:	1663 SQ. FT.

NOTES

- 8'-1 1/8" WALL HEIGHTS UNLESS NOTED
- SINGLE-HUNG WINDOWS UNLESS NOTED - VERIFY SIZES
- ALL DIMENSIONS ARE FRAME TO FRAME
- ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF CONSTRUCTION
- EXTERIOR WALLS ARE 2x6'S AT 16" O.C.
- INTERIOR WALLS ARE 2x4'S AT 16" O.C.
- FLOOR JOISTS AND BEAMS SIZES ARE TO BE DETERMINED BY SUPPLIER
- 2x6 PLUMBING WALLS AS REQUIRED
- 24" CLEARANCE IN FRONT OF OPENING TO SHOWER
- 21" CLEARANCE IN FRONT OF WATER CLOSET
- STAIRS - MIN. RUN 10" - MAX RISE 7 3/4"
- LOCATION OF ATTIC ACCESS TO BE DETERMINED BY CONTRACTOR

CO - CARBON MONOXIDE DETECTOR

SD - SMOKE DETECTOR

UPPER LEVEL FLOOR PLAN

MAIN LEVEL SQ. FT.:	729 SQ. FT.
UPPER LEVEL SQ. FT.:	912 SQ. FT.
TOTAL FINISHED SQ. FT.:	1641 SQ. FT.

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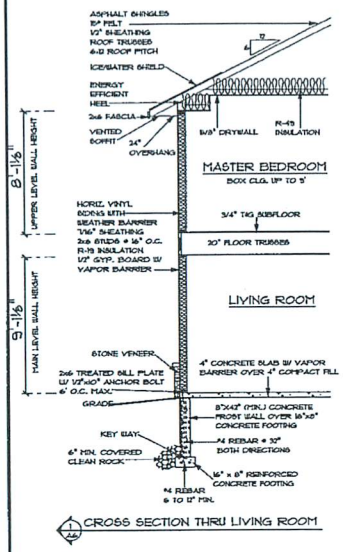
Book: 5709 Page: 515 Seq: 11

SGA CONSTRUCTION
CHURCHILL MEADOWS 4-PLEX

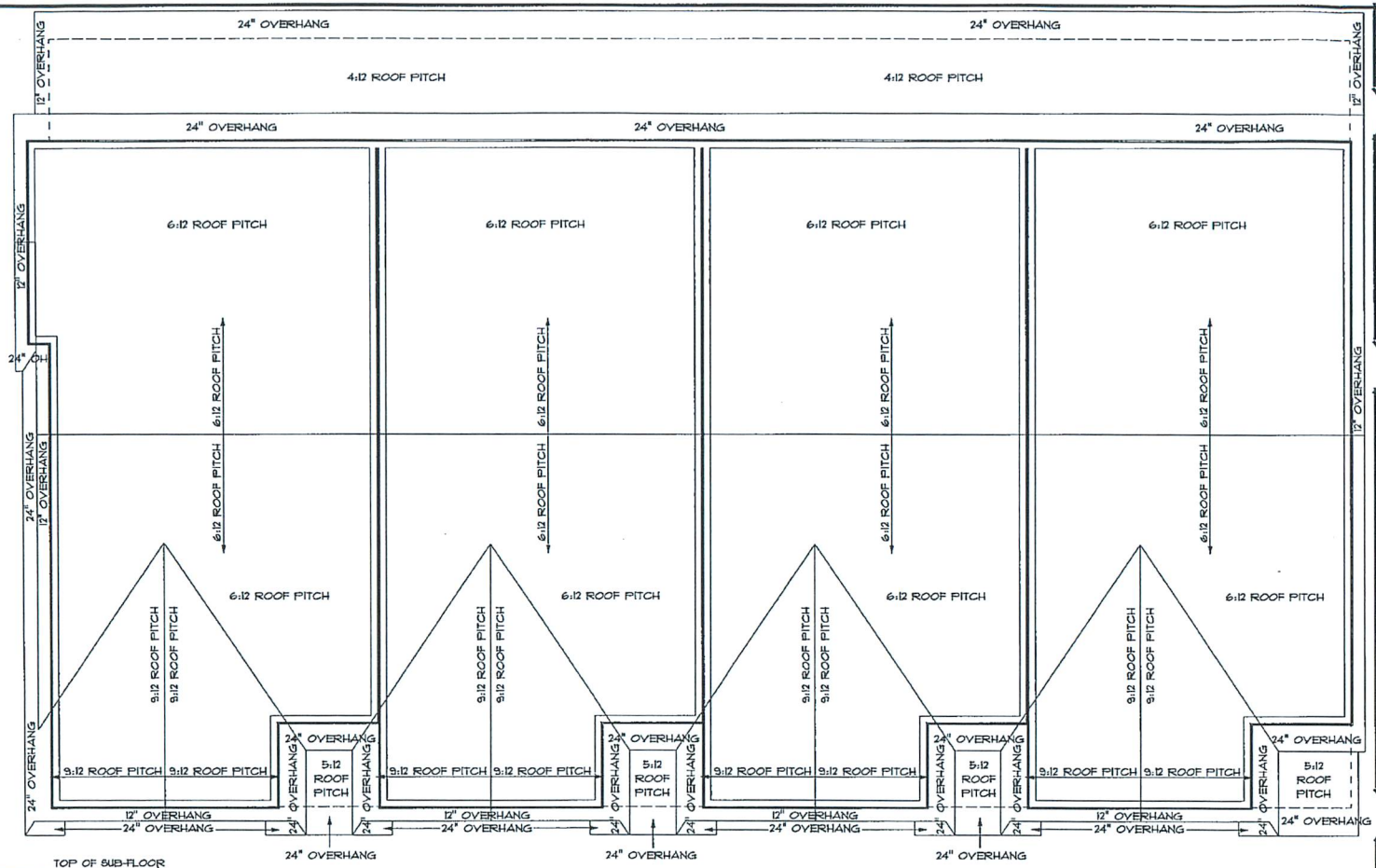
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DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: SGA 1799

A5

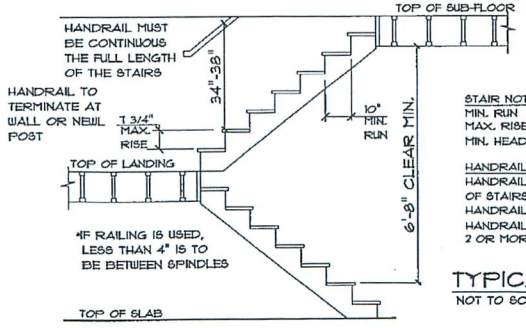
DESIGN ELEMENTS DOES NOT ASSUME ANY RESPONSIBILITY FOR BUILDER MISINTERPRETATION OF THESE PLANS WHEN NOT CONSTRUCTED IN ACCORDANCE WITH THEM. BUILDER/OWNER TO REVIEW ALL PLANS THOROUGHLY FOR ACCURACY AND COMPLETENESS PRIOR TO CONSTRUCTION. DESIGN ELEMENTS SHALL BE HELD HARMLESS FOR ANY AND ALL COSTS, LOSSES AND/OR LAWSUITS THAT COULD ARISE DURING OR AFTER THE CONSTRUCTION OF THIS HOME. ALL PLANS ARE TO BE REVIEWED BY A LOCAL DESIGN PROFESSIONAL, THE CLIENT AND BUILDER BEFORE THE START OF CONSTRUCTION. DESIGN ELEMENTS ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS ON THESE PLANS UNLESS WRITTEN NOTIFICATION IS RECEIVED PRIOR TO THE START OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO INCLUDE ALL STRUCTURAL MEMBERS, BRACING AND DETAILS AS MUST BE CAREFULLY REVIEWED BY A STRUCTURAL ENGINEER PROFESSIONAL.



CROSS SECTION THRU LIVING ROOM



ROOF PLAN



STAIR NOTES:

MIN. RUN	0'-10"
MAX. RISE	0'-7 3/4"
MIN. HEADROOM	6'-8"

HANDRAIL HEIGHTS 34"-38"
HANDRAILS MAY ENCROACH WIDTH OF STAIRS BY 4-1/2" MAX.
HANDRAILS MAX. CROSS SECTION = 2-5/8"
HANDRAILS REQ'D ALONG STAIRS W/ 2 OR MORE TREADS

GUARDRAIL HEIGHTS FOR PORCHES/DECKS
36" MIN. GUARDRAIL REQUIRED IF FLOOR (DECK/PORCH)SURFACE IS LOCATED 30" ABOVE THE GRADE/FLOOR. GUARDRAIL SHALL NOT BE LESS THAN 36" IN HEIGHT.

TYPICAL STAIR SECTION
NOT TO SCALE

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Book: 5709 Page: 515 Seq: 12

SGA CONSTRUCTION
CHURCHILL MEADOWS 4-PLEX

SCALE: 1/8" = 1'-0"
DATE: 01/24/2006
DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: 6M1799

A6

DESIGN ELEMENTS IS NOT AN ARCHITECT OR ENGINEER. ANY CONSTRUCTION FROM THESE PLANS SHOULD FIRST BE REVIEWED BY A CONSTRUCTION PROFESSIONAL. THE OWNER AND BUILDER OF THIS PROJECT IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS PROJECT AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES. THE CONTRACTOR SHALL DETERMINE AND VERIFY ALL QUANTITIES, DIMENSIONS, CONDITIONS, MATERIALS, AND EQUIPMENT REQUIREMENTS FOR THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGN ELEMENTS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN ELEMENTS OR ITS EMPLOYEES. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD THE DESIGN ELEMENTS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN ELEMENTS OR ITS EMPLOYEES.