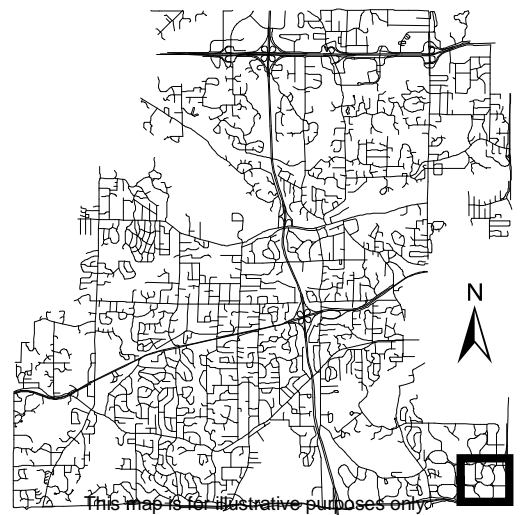




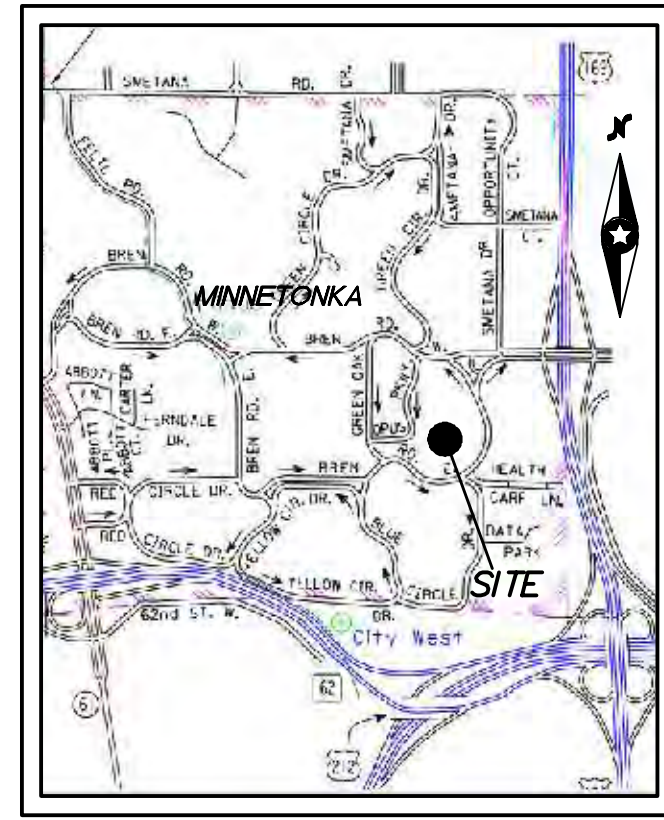
Location Map

Project: Stratasys
Address: 5995 Opus Pkwy



This map is for illustrative purposes only.

VICINITY MAP
(NOT TO SCALE)



LEGAL DESCRIPTION

Lot 2, Block 1, Opus 2 Tenth Addition, Hennepin County, Minnesota.

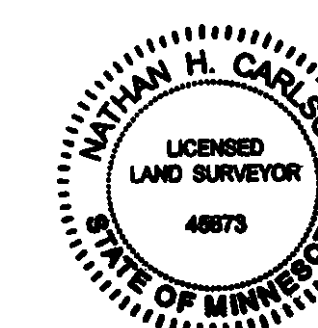
GENERAL NOTES

- 1) This survey was prepared using First American Title Insurance Company, Title Commitment Number NCS-864770-MPLS, having a commitment date of August 01, 2017 at 7:30 A.M.
2) Address of subject property: 5995 Opus Parkway, Minnetonka, MN (PID:36-117-22-41-0011) (Table A Item 2)
3) Subject property appears to be classified as Zone X when scaled from Flood Insurance Rate Map Community - Panel Number 27053C0343F and 27053C0344F dated 11/04/2016. (Table A Item 3)
4) Subject property contains 386,000 Sq.Ft. or 8.86 acres. (Table A Item 4)
5) Westwood Professional Services, Inc. prepared a preliminary zoning report for UnitedHealthcare Insurance Company in support of a shared office space in Minnetonka, Hennepin County, Minnesota, dated 10/13/17. Preliminary research was conducted prior to contacting city staff. The subject Property consists of one irregular shaped parcel, PID:36-117-22-41-0011, which is zoned Planned Unit Development (PUD), with B-2 commercial guidance, within the Opus Overlay District.
Development standards are from the existing PUD Agreement 87049A. The PUD Agreement is dated 12-07-1987 and includes an amendment to parking requirements, dated 05-17-1991. Development guidance also includes B-2 zoning, as recommended in S00.22, subdivision 6 of the 2017 Minnetonka Code of Ordinances. A land use and zoning confirmation letter from the City of Minnetonka is included as well, supporting mixed use within this PUD.
Refer to said zoning report for details regarding the current zoning standards. (Table A Item 6)
6) Subject property contains 513 total parking stalls, including 10 handicapped stalls. Lower level parking 180 total parking stalls, 5 being handicapped. Below Grade parking garage 28 total parking stalls. Upper Level 146 total parking stalls 5 being handicapped. Outdoor parking 159 total parking (Table A Item 9)
7) The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Gopher State One call ticket No. 172491761. (Table A Item 11)
8) The underground utility lines shown are approximate. They were scaled in using a utility map provided by the client.
The following notes correspond to the numbering system of Schedule B Section II of the above mentioned title commitment.
9) The following appears as a recital on the Certificate of Title for the Land: Subject to drainage and utility easements as shown on plat. (SHOWN ON SURVEY)
10) The following appears as a recital on the Certificate of Title for the Land: Subject to an assignable 2.5 foot concrete edging easement for the purposes of maintaining, replacing and repairing the existing concrete edging immediately adjacent to public roadways adjacent to said Lot 2 as shown in Deed Doc. No. 2476854. (See plat) (SHOWN ON SURVEY)
Said Document also contains easements for secondary roadway and bridge purposes.
11) Covenants, conditions, restrictions, obligations and provisions as contained in the following Declaration and related document: (NOT PLOTTABLE)
(a) Amended and Restated Declaration of Development Standards and Protective Covenants, dated December 1, 1987, recorded December 29, 1987, as Doc. No. 1899404; and
(b) First Amendment of Amended and Restated Declaration of Development Standards and Protective Covenants, dated December 22, 1993, recorded February 7, 1994, as Doc. No. 2476853
12) Mortgage, Assignment of Rents, Security Agreement and Fixture Filing executed by FFI MN 5995, L.L.C. a Delaware limited liability company to Aetna Life Insurance Company, a Connecticut corporation, dated January 12, 2012, recorded January 13, 2012, as Document No. 4918502, securing the original amount of \$14,000,000.00, and any other amounts which may become due and payable under the terms thereof. Amended by Modification and Reaffirmation Agreement dated January 26, 2017, recorded February 1, 2017, as Document No. T05419492. (NOT A SURVEY MATTER)
13) Assignment of Leases and Rents executed by FFI MN 5995, L.L.C., a Delaware limited liability company, as assignor, to Aetna Life Insurance Company, a Connecticut corporation assignee, dated January 12, 2012, recorded January 13, 2012 as Document No. 4918503. Amended by Modification and Reaffirmation Agreement dated January 26, 2017, recorded February 1, 2017, as Document No. T05419492. (NOT A SURVEY MATTER)
14) UCC Financing Statement, recorded January 13, 2012, as Document No. 4918504 between FFI MN 5995, L.L.C., a Delaware limited liability company, debtor, and Aetna Life Insurance Company, a Connecticut corporation, secured party. Continued by UCC Financing Statement Amendment recorded August 12, 2016, as Document No. T05374174. (NOT A SURVEY MATTER)

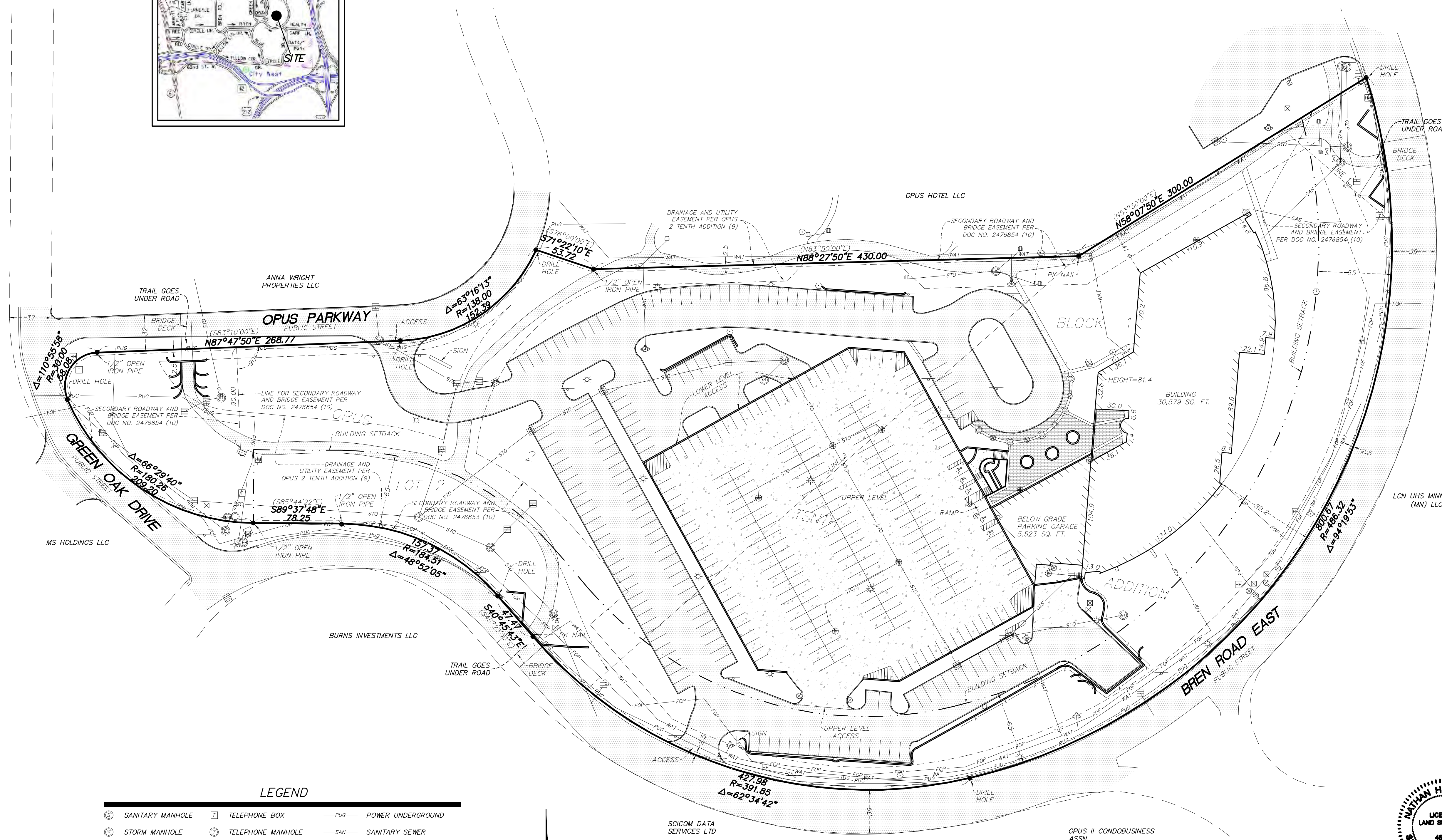
CERTIFICATION

To: First American Title Insurance Company, United Healthcare Insurance Company, a Connecticut corporation, and 5995 Minnetonka, LLC, a Delaware limited liability company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(a), 7(a)(b)(c), 8, 9, 11 and 13 of Table A thereof. The field work was completed on 9/14/2017.



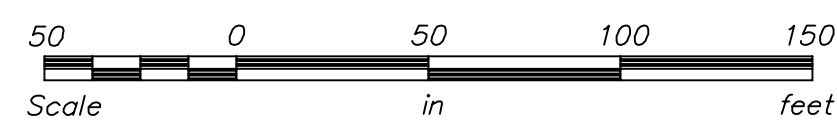
Nathan H. Carlson
Licensed Land Surveyor
Minnesota License No. 48673
nathan.carlson@westwoods.com
9/27/17
Date



LEGEND

Table with 3 columns of symbols and their corresponding descriptions: SANITARY MANHOLE, STORM MANHOLE, CATCH BASIN, POWER POLE, GUY WIRE, ELECTRIC BOX, ELECTRIC MANHOLE, TRANSFORMER, GATE VALVE, HYDRANT, UNKNOWN MANHOLE, IRRIGATION CONTROL VALVE, TELEPHONE BOX, TELEPHONE MANHOLE, HAND HOLE, TRAFFIC LIGHT, STREET LITE, SIGN-TRAFFIC/OTHER, GAS METER, STEEL/WOOD POST, FIRE HOSE CONNECTION, CULVERT, STORM DRAIN, POWER UNDERGROUND, SANITARY SEWER, STORM SEWER, TELEPHONE UNDERGROUND, WATERMAIN, RETAINING WALL, FIBER OPTIC, FENCE LINE, GAS LINE, CURB & GUTTER, CONCRETE SURFACE, BITUMINOUS SURFACE, CONCRETE PAVERS.

SOICOM DATA SERVICES LTD



Denotes found monument as noted on Survey

(XX°XX'XX") Denotes record bearing per plat of OPUS 2 TENTH ADDITION.

N:\0013428.00\DWG\0013428\SLURV.DWG

Table with columns for DESIGNER, CHECKED, DRAWN, FIELD CREW, FIELD WORK DATE, INITIAL ISSUE, REVISIONS, and PREPARED FOR.

PREPARED FOR: UnitedHealthcare Insurance Company, Minneapolis, MN
5995 Opus Parkway, Minnetonka, MN

Westwood logo and contact information: Phone (952) 937-5150, Fax (952) 937-5822, Tollfree (888) 937-5150, 7699 Anagram Drive, Eden Prairie, MN 55344, westwoods.com, Westwood Professional Services, Inc.

ALTA/NSPS Land Title Survey, SHEET NUMBER 1 OF 1, DATE 9/27/17, 0013428.00

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.



STRATASYS - PUD MINOR AMENDMENT

5995 OPUS PARKWAY
 MINNETONKA, MN 55343

ZONING: PUD
 PID: 3611722410011

SITE AREA: 394,358 SF, 8.86 ACRES

EXISTING GROSS BUILDING AREA: 181,172 GSF
 NEW PROPOSED GROSS BUILDING AREA: 182,008 GSF

BUILDING FOOTPRINT, EXISTING: 33,541 SF
 ELEVATOR ADDITON FOOTPRINT: 209 SF
 NEW PROPOSED FOOTPRINT: 33,750 SF

EXISTING PARKING: 521

STRATASYS - OPUS PARKWAY

5995 OPUS PARKWAY
 MINNETONKA, MN
 55343

NO.	DESCRIPTION	DATE
	PUD MINOR AMENDMENT	05/17/2024

PROJECT NUMBER: 24126
 DRAWN BY: J. LARSON
 CHECKED BY: S. PRAETZELT, MOHAGEN
 DATE: 05/17/2024

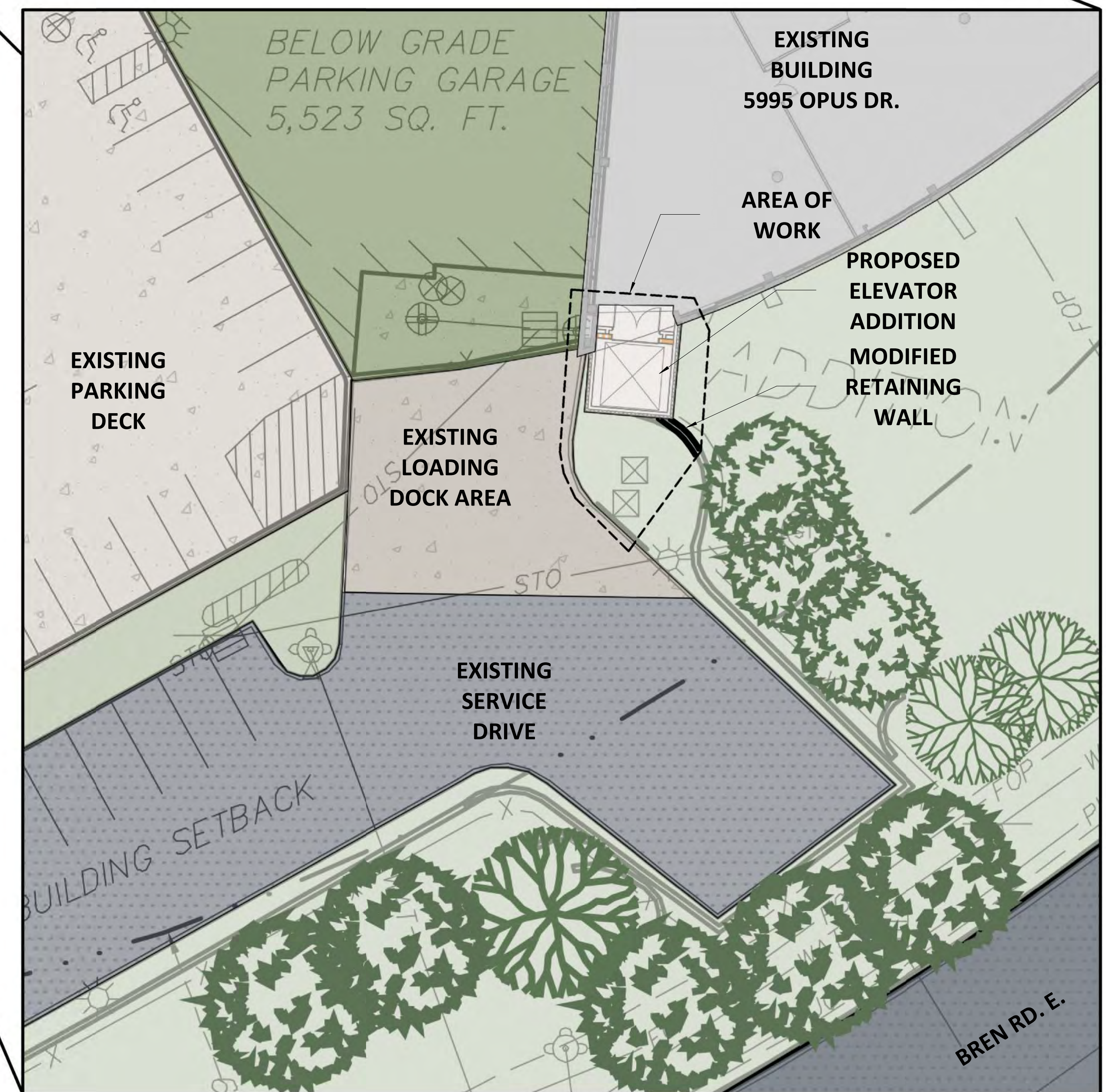
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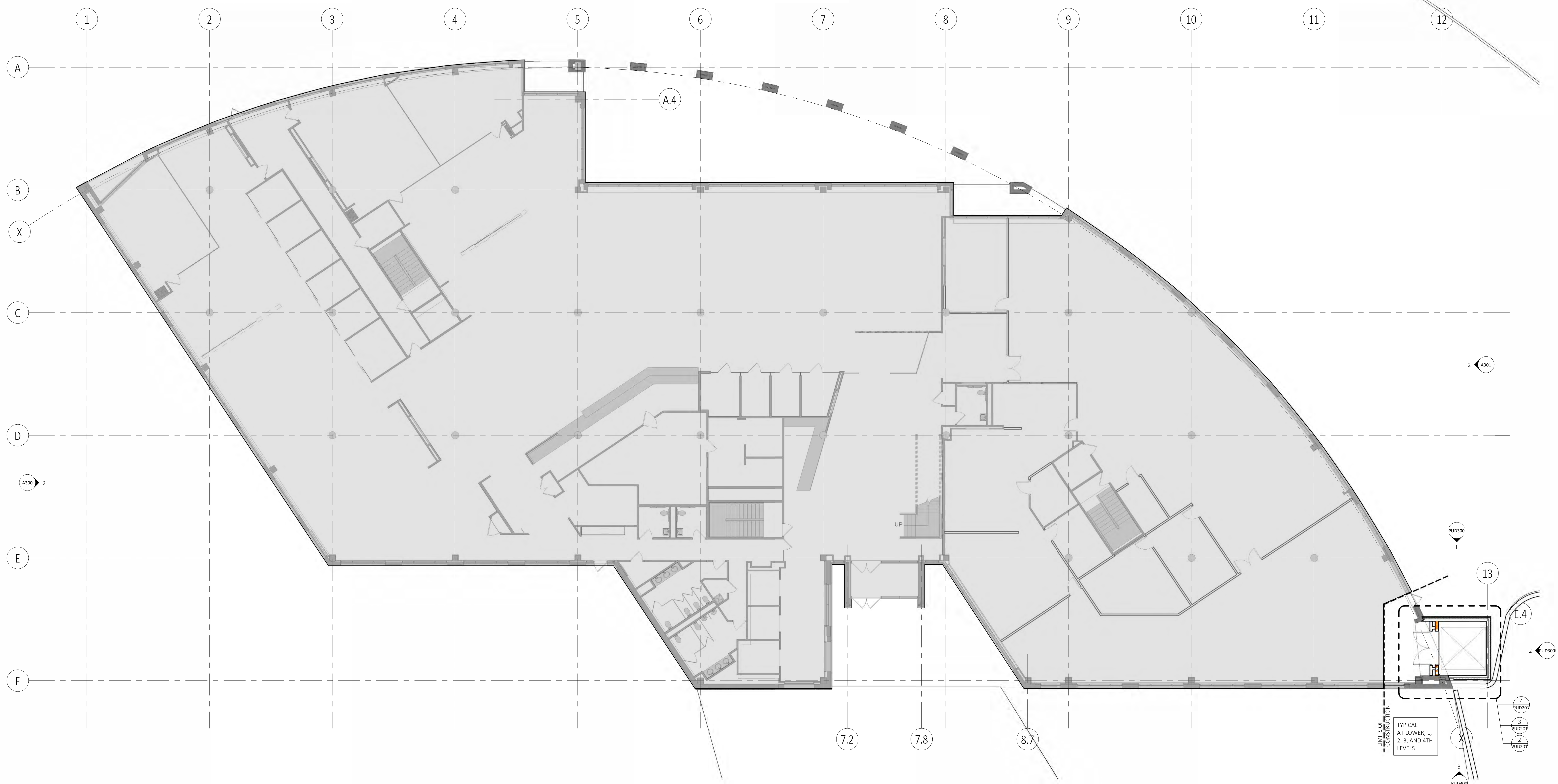
**ARCHITECTURAL
 SITE PLAN - PUD
 AMENDMENT**



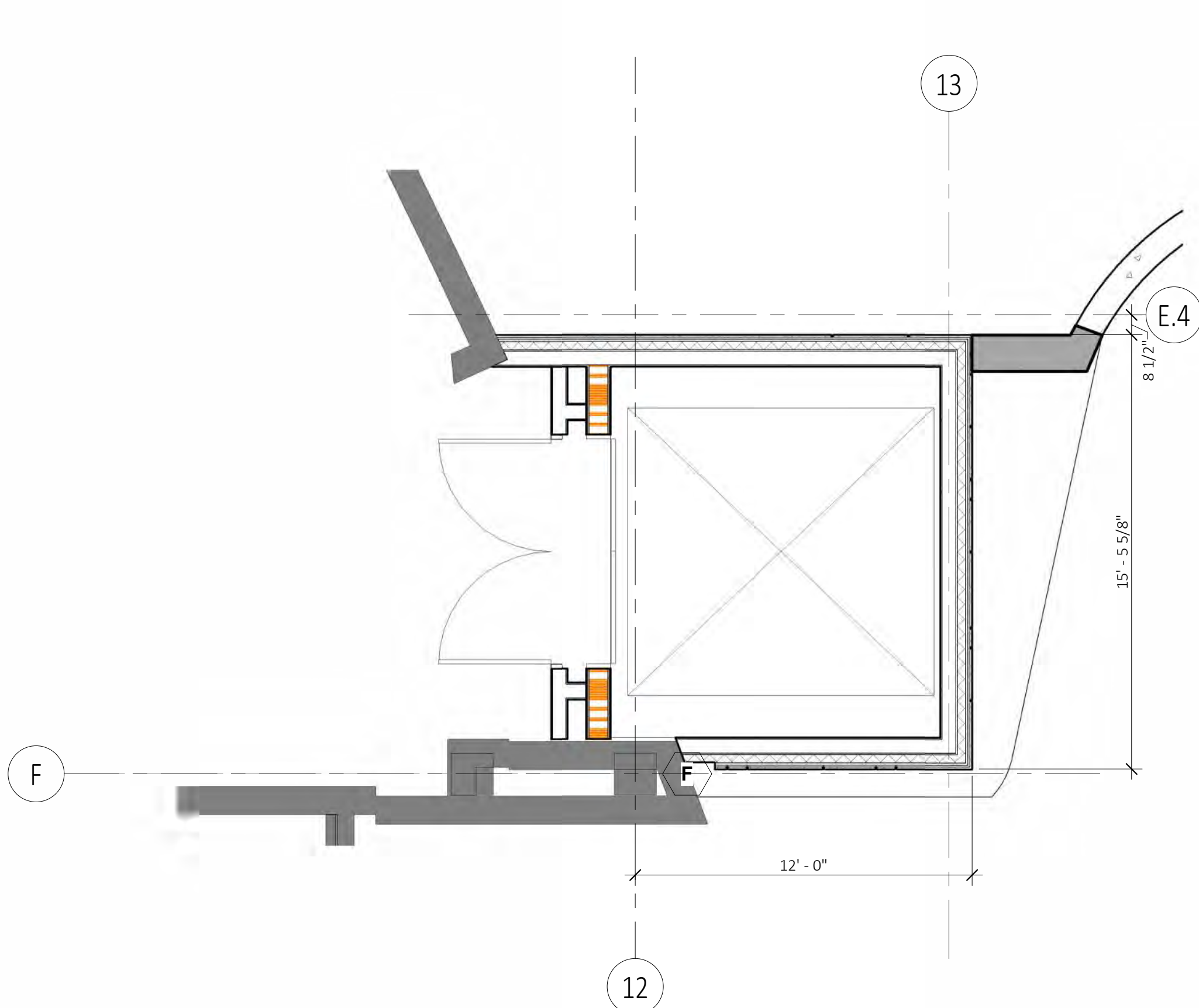
1 SITE PLAN
 PUD010 1" = 50'-0"

**ELEVATOR
 ADDITION**

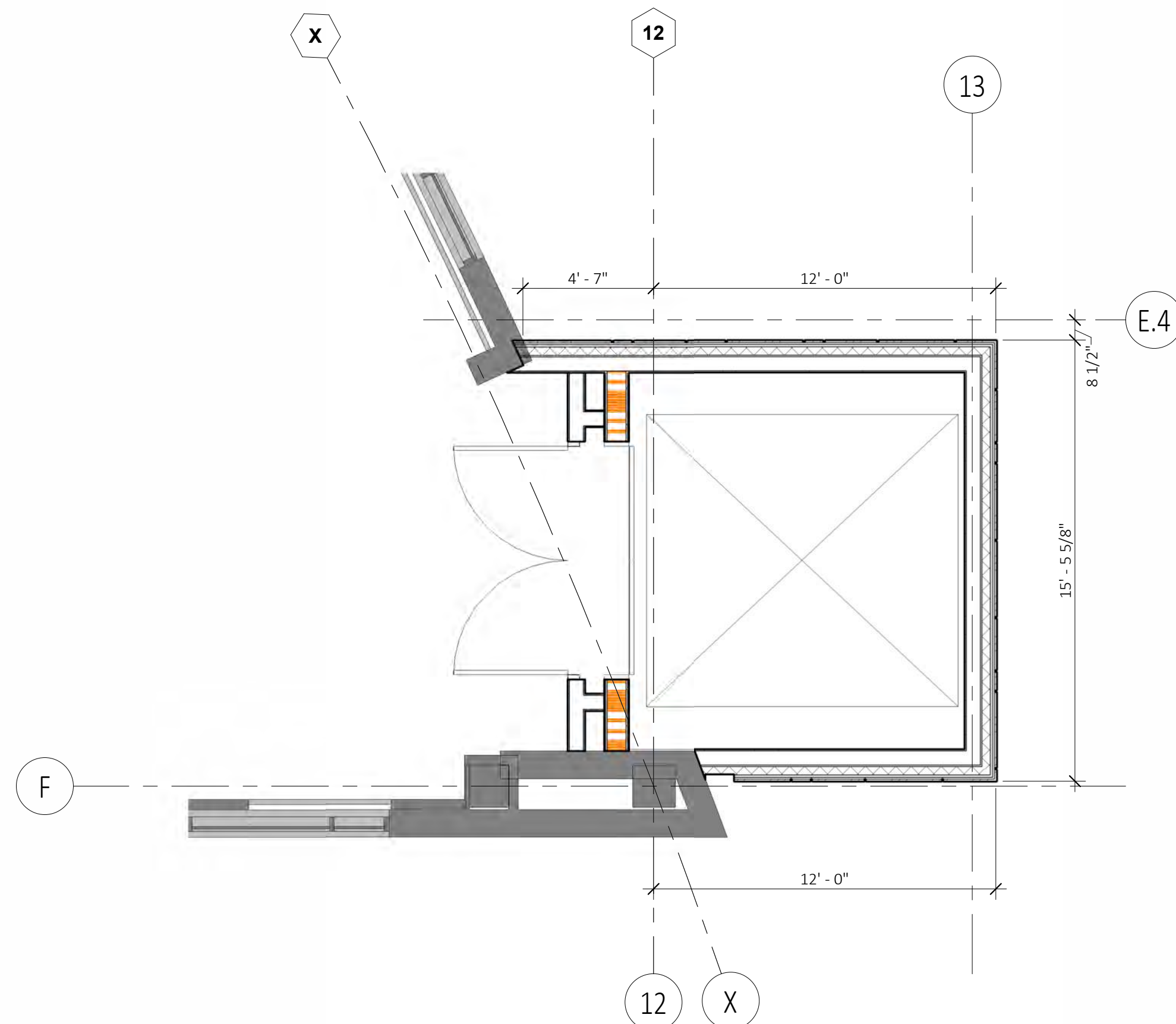




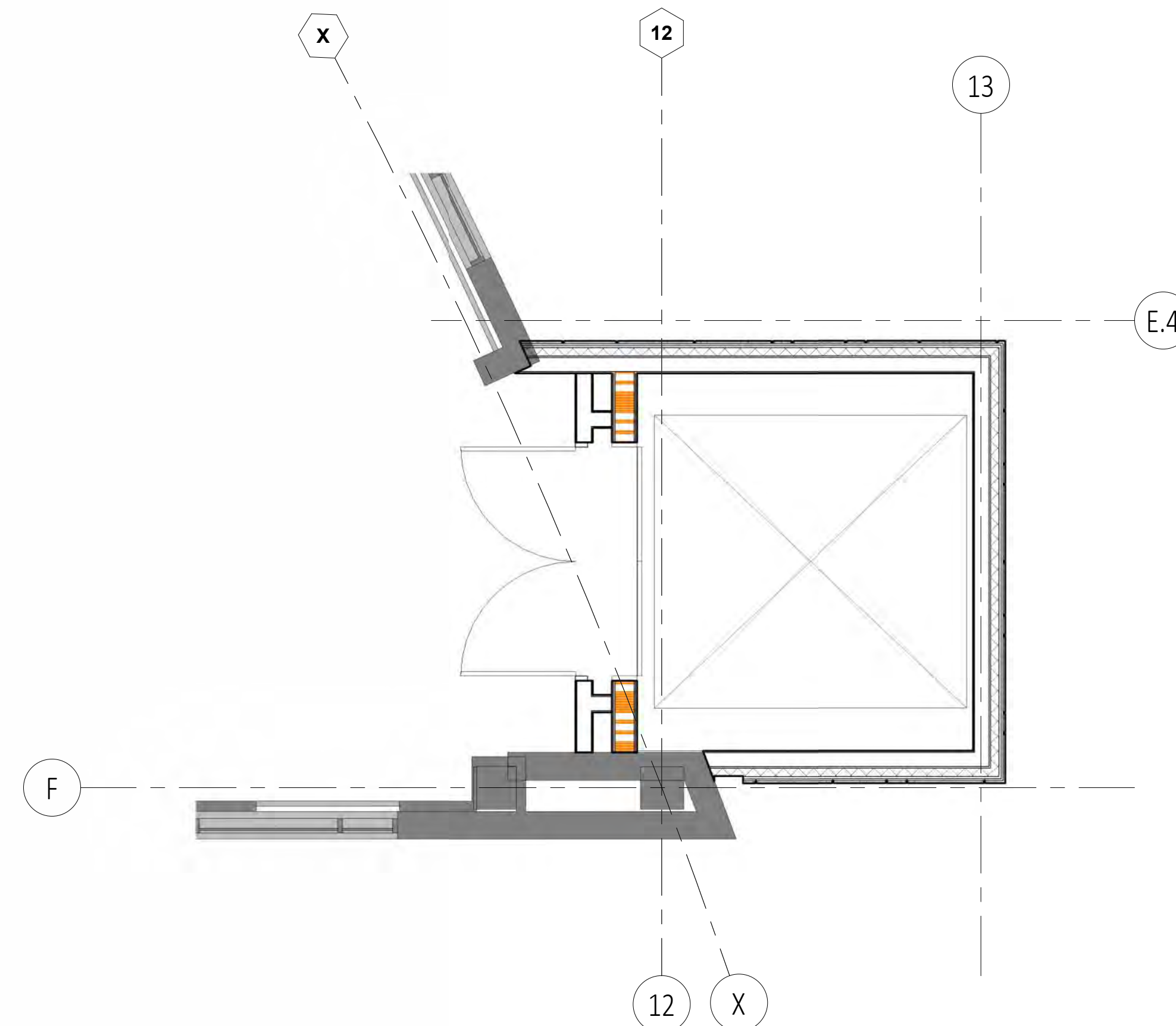
1 1ST LEVEL - FLOOR PLAN - PUD
RUD201 3/32" = 1'-0"



2 ENLARGED ELEVATOR PLAN - LOWER LEVEL - PUD
RUD201 1/4" = 1'-0"



3 ENLARGED ELEVATOR PLAN - SECOND LEVEL - PUD
RUD201 1/4" = 1'-0"



4 ENLARGED ELEVATOR PLAN - THIRD LEVEL - PUD
RUD201 1/4" = 1'-0"

STRATASYS - OPUS PARKWAY

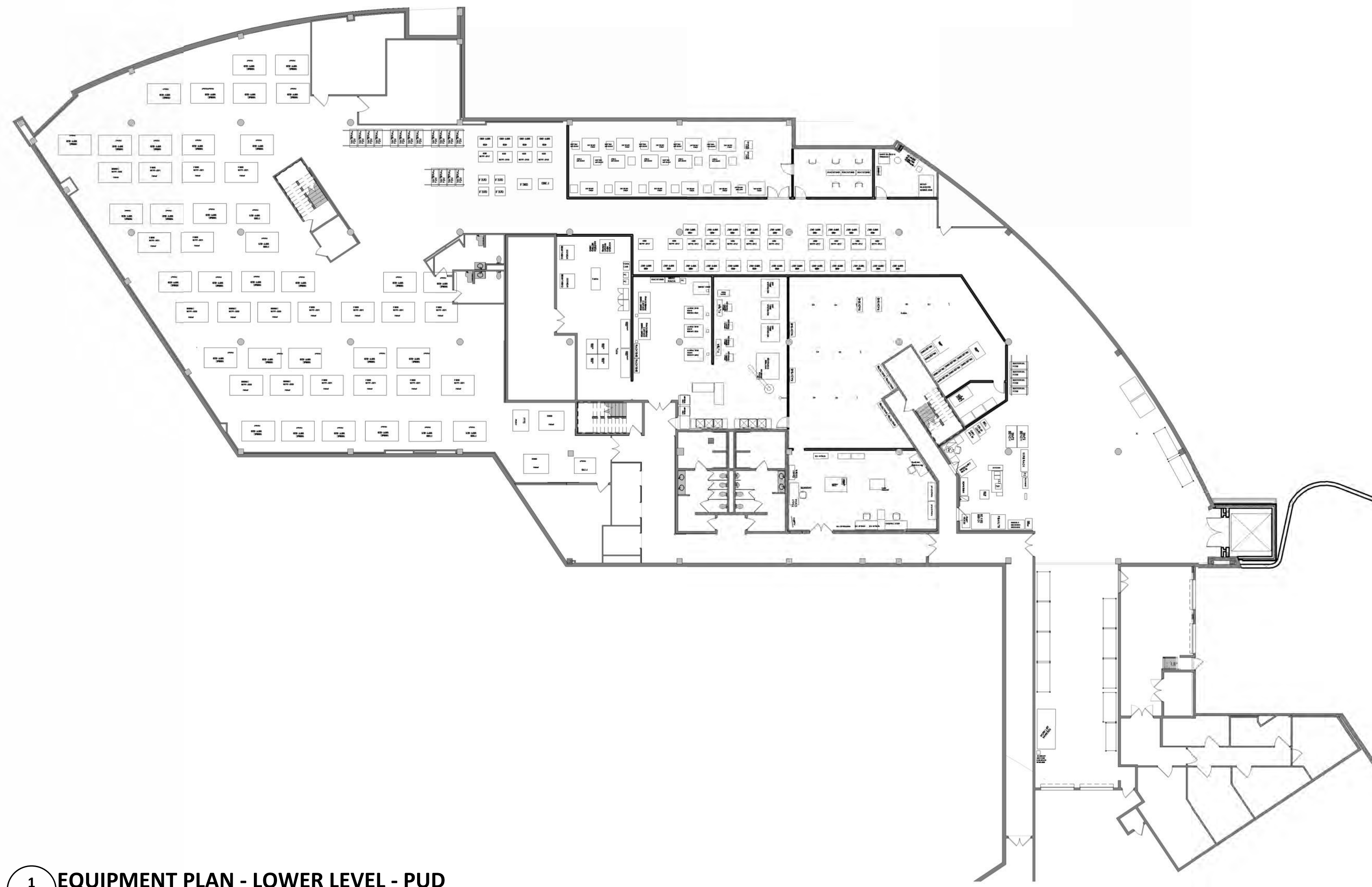
**5995 OPUS PARKWAY
MINNETONKA, MN
55343**

NO.	DESCRIPTION	DATE
1	PUD MINOR AMENDMENT	05172024

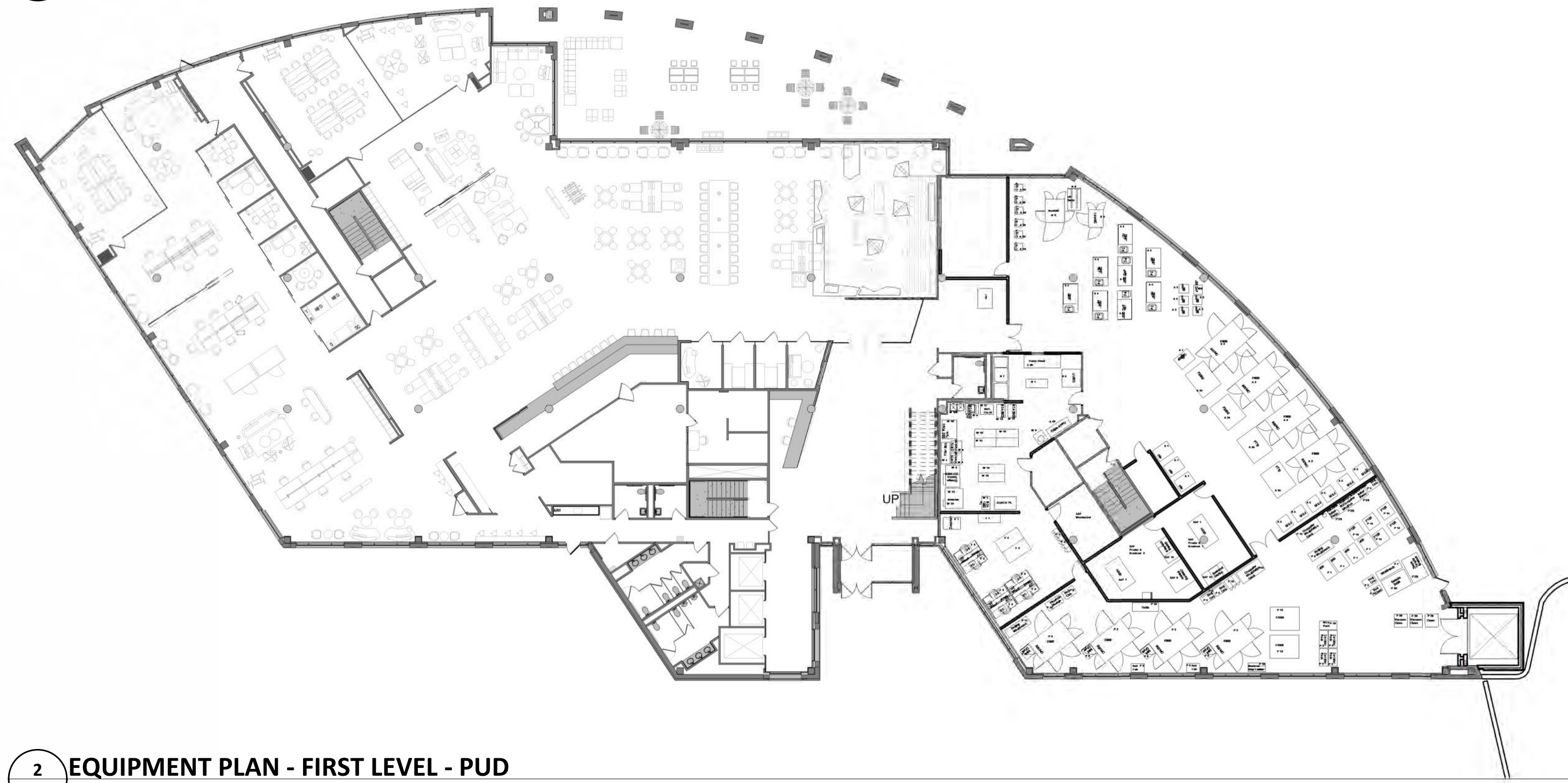
PROJECT NUMBER: 24126
DRAWN BY: J. LARSON
CHECKED BY: S. PRITZELT, MOHAGEN
DATE: 05172024

COMPUTER DIRECTORY:
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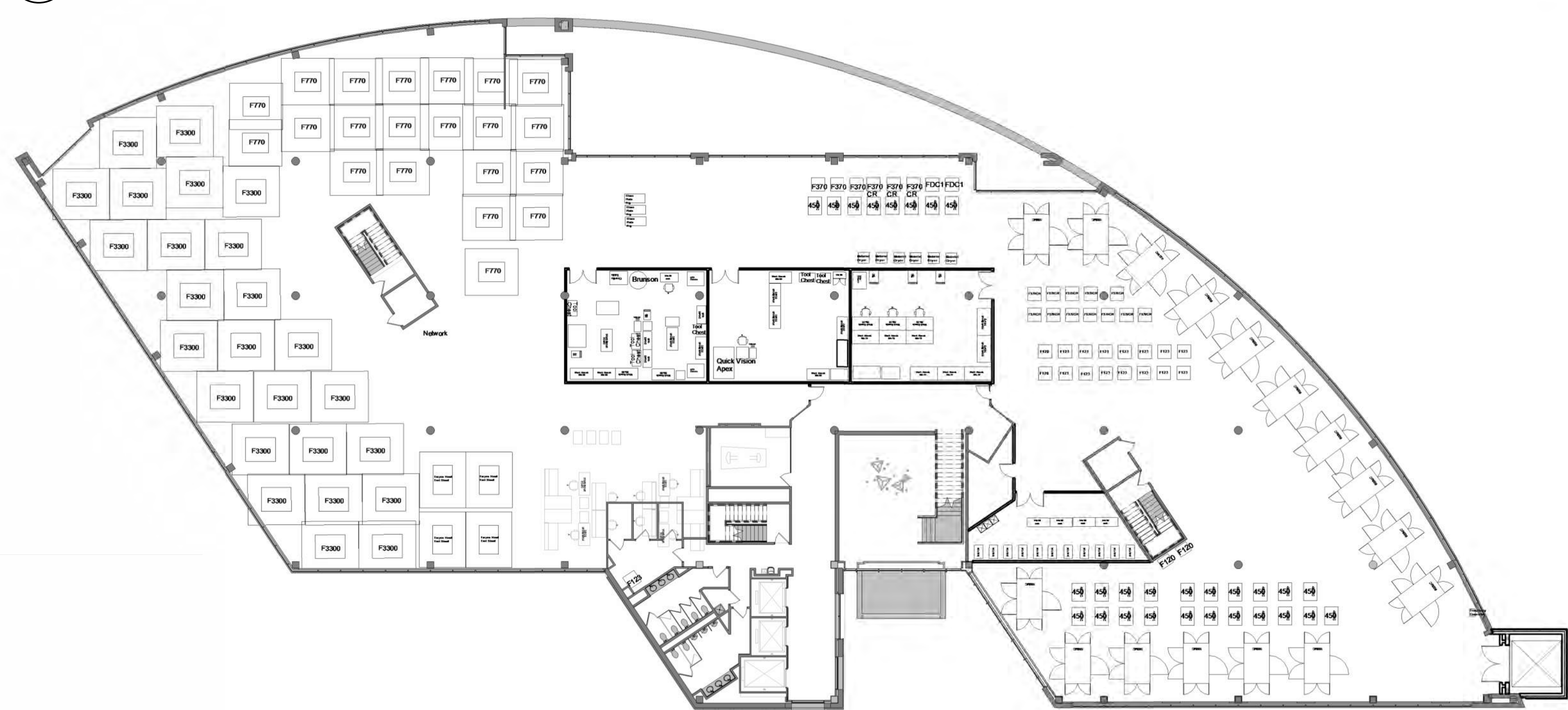
FLOOR PLANS - PUD AMENDMENT



1 EQUIPMENT PLAN - LOWER LEVEL - PUD
RUD202 3/64" = 1'-0"



2 EQUIPMENT PLAN - FIRST LEVEL - PUD
RUD202 3/64" = 1'-0"



3 EQUIPMENT PLAN - SECOND LEVEL - PUD
RUD202 3/64" = 1'-0"



4 EQUIPMENT PLAN - THIRD LEVEL - PUD
RUD202 3/64" = 1'-0"



5 EQUIPMENT PLAN - FOURTH LEVEL - PUD
RUD202 3/64" = 1'-0"



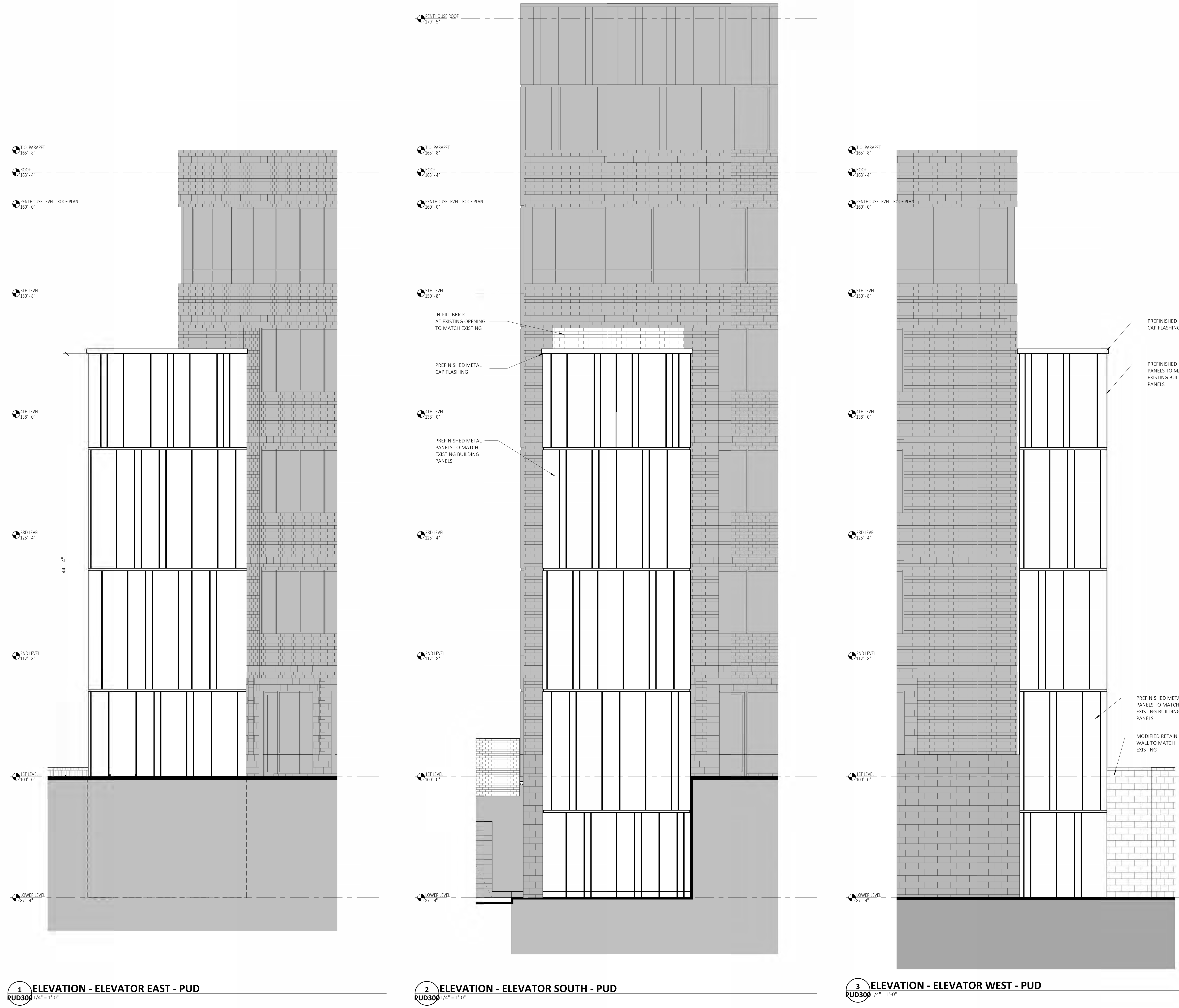
6 EQUIPMENT PLAN - FIFTH LEVEL - PUD
RUD202 3/64" = 1'-0"

NO.	DESCRIPTION	DATE
	PUD MINOR AMENDMENT	05/17/2024

PROJECT NUMBER: 24126
DRAWN BY: J. LARSON
CHECKED BY: S. PRITZELT, MOHAGEN
DATE: 05/17/2024

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1 ELEVATION - ELEVATOR EAST - PUD
RUD300 1/4" = 1'-0"

2 ELEVATION - ELEVATOR SOUTH - PUD
RUD300 1/4" = 1'-0"

3 ELEVATION - ELEVATOR WEST - PUD
RUD300 1/4" = 1'-0"

STRATASYS - OPUS PARKWAY

**5995 OPUS PARKWAY
MINNETONKA, MN
55343**

NO.	DESCRIPTION	DATE
1	PUD MINOR AMENDMENT	05/17/2024

PROJECT NUMBER: 24126
DRAWN BY: J. LARSON
CHECKED BY: S. PRITZELT, MOHAGEN
DATE: 05/17/2024

COMPUTER DIRECTORY:
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**ENLARGED
EXTERIOR
ELEVATIONS - PUD
AMENDMENT**

PUD300



RENDERING LOOKING SOUTHWEST



RENDERING LOOKING SOUTH



RENDERING LOOKING SOUTHEAST



RENDERING LOOKING EAST



STRATASYS - OPUS PARKWAY

**5995 OPUS PARKWAY
MINNETONKA, MN
55343**

NO.	DESCRIPTION	DATE
	PUD MINOR AMENDMENT	05/17/2024

PROJECT NUMBER: 24126
DRAWN BY: J. LARSON
CHECKED BY: S. PRITZELT, MOHAGEN
DATE: 05/17/2024

COMPUTER DIRECTORY:
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**EXTERIOR
RENDERINGS -
PUD AMENDMENT**

C:\Shared Projects\24126_Stratasy_Opus_Parkway_Mohagen\shayla_shayla@mohagenhansen.com



Stratasys, a global frontrunner in industrial 3D printing and additive manufacturing solutions, is set to establish its international headquarters at the premises located at **5995 Opus Drive**. The building will primarily serve as an office space, incorporating areas dedicated to design, engineering, testing, and training per the building's operational needs. Plans are underway to install a new elevator at the building's southern end. Additionally, it is proposed that the exterior cladding be updated to align with the current cladding at the main entrance. Aside from the immediate area surrounding the new elevator installation, there are no plans for further changes to the site or the building's exterior, including the grading, drainage, landscaping, or access routes.

Sincerely

Michael Johnson

Michael Johnson

Global EHS, Facilities, Security SR Manager

T: [REDACTED]

M: [REDACTED]

[REDACTED]

www.stratasys.com

