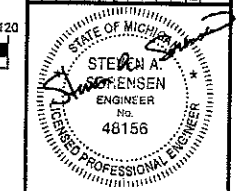


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CAUTION!
THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND INFORMATION TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND INFORMATION TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND INFORMATION TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

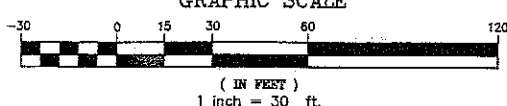
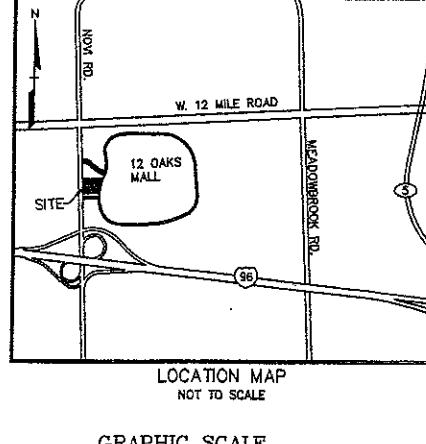
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RICHFIELD, MN - 55423

PRELIMINARY SITE PLAN - UPPER LEVEL
PART OF THE MAP OF SECTION 14, T. 1N., R. 1E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DES. SAS DN. KMK SUR. MAD P.M. SAS
DATE: 11/11/08



LEGEND

| | | |
|------------------|------------------|---------------------|
| ● IRON FOUND | ⊗ BRASS PLUG SET | ⊙ SEC. CORNER FOUND |
| ⊗ IRON SET | ⊙ MONUMENT FOUND | R RECORDED |
| ⊗ NAIL FOUND | ⊙ MONUMENT SET | M MEASURED |
| ⊗ NAIL & CAP SET | | C CALCULATED |

EXISTING

| | |
|-----------------|---|
| —O—ELEC—W—O— | ELEC. PHONE OR CABLE TV OR LINE, POLE & RIV WIRE |
| —O—CATV— | UNDERGROUND CABLE TV, CATV PEDestal |
| —O—PHONE— | TELEPHONE U.S. CABLE, PEDestal & MANHOLE |
| —O—ELEC—G—ELEC— | ELECTRIC U.S. CABLE, MANHOLE, METER & HANDHOLE |
| —O—GAS— | GAS MAIN, VALVE & GAS LINE MARKER |
| —O—WATER— | WATERMAIN, HYD. GATE VALVE, TAPPING SLAVE & VALVE |
| —O—SEWER— | SEWER MAIN, CLEANOUT & MANHOLE |
| —O—STORM— | STORM SEWER, CLEANOUT & MANHOLE |
| —O—COMB— | COMBINED SEWER & MANHOLE |
| —O—CATCH— | CATCH BASIN |
| —O—INLET— | INLET (NO INCOMING LINES) |
| —O—YARD— | YARD (GRASS, DRIVE, & SHADE) |
| —O—POST— | POST INDICATOR VALVE |
| —O—WATER— | WATER VALVE BOX, HYDRANT VALVE BOX, SERVICE SHED |
| —O—MANS— | MANSION, TRANSFORMER, IRRIGATION CONTROL VALVE |
| —O—UNDE— | UNDEVELOPED STRUCTURE |
| —O—SPOT— | SPOT ELEVATION |
| —O—COR— | AS BUILT ELEVATION |
| —O—COR— | CORNER LINE |
| —O—FENCE— | FENCE |
| —O—CURB— | CURB RAIL |
| —O—STREET— | STREET LIGHT |
| —O—SIGN— | SIGN |

REFERENCE DRAWINGS

| | |
|----------------|--|
| WATER MAIN | NOT RECEIVED AT TIME OF SURVEY |
| SANITARY SEWER | NOT RECEIVED AT TIME OF SURVEY |
| STORM SEWER | NOT RECEIVED AT TIME OF SURVEY |
| COMBINED SEWER | NOT RECEIVED AT TIME OF SURVEY |
| ELECTRIC | DETROIT EDISON OUTSIDE SALES MAP 1-229-362, DATED 05-18-07 |
| TELEPHONE | DETROIT EDISON CONDUIT MAP NOV 43, RECEIVED 5-22-07 |
| GAS | NOT RECEIVED AT TIME OF SURVEY |
| PETROLEUM | CONSUMERS ENERGY MAP NO. 01-09-14-2, ISSUED ON 05-18-07 |
| | "NO FACILITIES IN AREA" - WEST BAY EXPLORATION, SUNOCO LOGISTICS, SUDCO PARTNERS, ITC - RECEIVED 5-20-07 |
| CATV | BRIGHT HOUSE FACILITY MAP, RECEIVED 5-20-07 |
| FLOOD PLAN | FIRM COMMUNITY PANEL NO. 26125C 0607F, DATED 5-25-06 |
| OTHER | "TWELVE OAKS NO. 1" PLAT SHEETS 8 & 9, DATED 7-19-1978 |

LEGAL DESCRIPTION:
(Per Security Union Title Insurance Company, Commitment No. F-352203-125 SU, Dated May 30, 2007)
Lot(s) 4 and South 30 feet of Lot 5, Twelve Oaks #1, as recorded in Liber 158, Page(s) 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46 and 47 of Plans, Oakland County Records.
Tax Item No. 22-14-100-061

LEGAL DESCRIPTION:
(Per First American Title Insurance Company, Commitment No. 128321, Revised May 18, 2007)
The land referred to in this Commitment, situated in the County of Oakland, City of Novi, State of Michigan, is described as follows:
Lot 3, TWELVE OAKS SUBDIVISION NO. 1, according to the Plat thereof as recorded in Liber 158 of Plans, Page 35, through Page 47, Oakland County Records.
Tax Item No. 22-14-100-047

GENERAL NOTES:
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

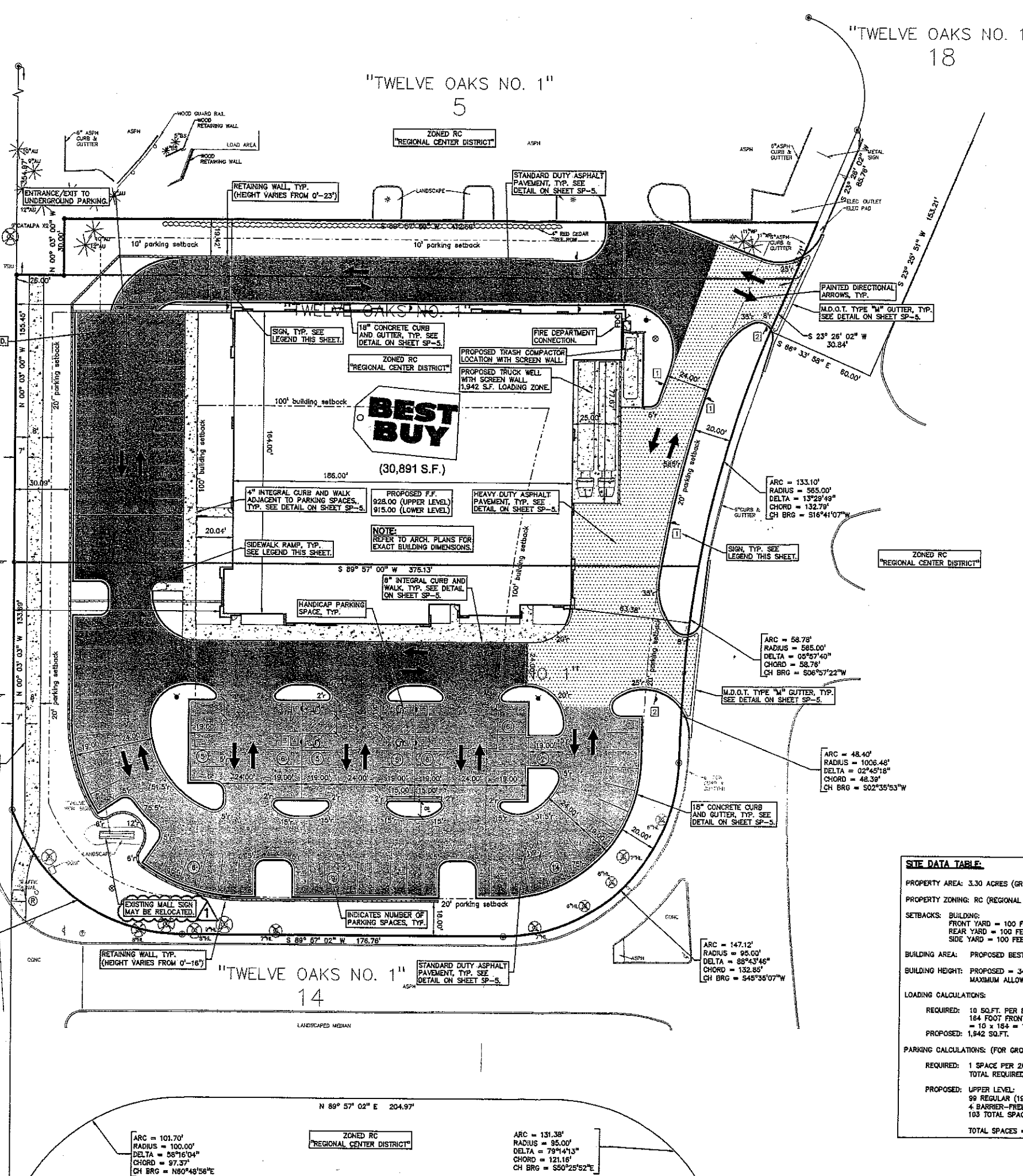
- DIMENSIONS OF PARKING STALLS ADJUTING A CURB OR SIDEWALK ARE TO FACE OF CURB OR WALK. ALL OTHER DIMENSIONS ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- "NO PARKING-FIRE LANE" SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOVI CURRENT STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
- ALL SIGNS AND PAVEMENT MARKINGS SHOULD CONFORM TO THE CURRENT EDITION OF MUTCD (MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)

SIGN LEGEND & QUANTITY TABLE:

| DESCRIPTION | QUANTITY |
|--------------------------------------|----------|
| 1 "NO PARKING FIRE LANE" SIGN LR7-22 | 7 |
| 2 "STOP" SIGN R1-1 | 2 |
| 3 "BARRIER FREE PARKING" SIGN R7-8 | 4 |
| 4 "VAN ACCESSIBLE" SIGN R7-8A | 2 |

REFER TO SHEET SP-5 FOR SIGN DETAILS
QUANTITY IS OF SIGNS AT GROUND LEVEL
ONLY. SIGNS IN GARAGE FLOOR PARKING AREA NOT INCLUDED.

SIDEWALK RAMP LEGEND:
SIDEWALK RAMP "TYPE R" (R)
REFER TO SHEET SP-6 FOR RAMP DETAILS.



SITE DATA TABLE:

PROPERTY AREA: 3.30 ACRES (GROSS)
PROPERTY ZONING: RC (REGIONAL CENTER DISTRICT)

SETBACKS: BUILDING: FRONT YARD = 100 FEET, REAR YARD = 10 FEET, SIDE YARD = 100 FEET
PARKING: FRONT YARD = 20 FEET, REAR YARD = 10 FEET, SIDE YARD = 20 FEET

BUILDING AREA: PROPOSED BEST BUY = 30,891 SQ.FT.
BUILDING HEIGHT: PROPOSED = 34'-8" MAXIMUM PROPOSED HEIGHT, MAXIMUM ALLOWABLE = 45 FEET (3 STORIES)

LOADING CALCULATIONS:
REQUIRED: 10 SQ.FT. PER EACH FRONT FOOT OF BUILDING, 184 FOOT FRONTAGE ALONG NOVI ROAD, 10 x 184 = 1,840 SQ.FT.
PROPOSED: 1,842 SQ.FT.

PARKING CALCULATIONS: (FOR GROUP RETAIL CENTER)
REQUIRED: 1 SPACE PER 200 SQ.FT. OF GROSS LEASABLE FLOOR AREA, TOTAL REQUIRED SPACES = (30,891/200) = 154 SPACES
PROPOSED: UPPER LEVEL: 99 REGULAR (19'x9') SPACES, 4 BARRIER-FREE (19'x8') SPACES, 103 TOTAL SPACES; LOWER LEVEL: 95 REGULAR (19'x9') SPACES, 2 BARRIER-FREE (19'x8') SPACES, 97 TOTAL SPACES
TOTAL SPACES = 200 SPACES (INCLUDES 6 BARRIER-FREE SPACES)

RECEIVED
FEB 05 2008