

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

PANDA RESTAURANT GROUP

Name LING MUI
Street Address 1683 WALNUT GROVE AVE.
City & State ROSEMEAD, CA 91770

APN 1420-06-602-017

REQUESTED BY Julie Lee
IN OFFICIAL RECORDS OF DOUGLAS CO., NEVADA

2004 NOV -9 AM 11:27

WERNER CHRISTEN
RECORDER

\$41⁰⁰ PAID k2 DEPUTY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSESSOR PARCEL NUMBER: 1420-06-602-017

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, must be filed within 10 days after completion. (See reverse side for Complete requirements.)

Notice is hereby given that:

- The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described: PANDA EXPRESS INC.
- The full name of the owner is _____
- The full address of the owner is _____
1683 WALNUT GROVE AVE.
ROSEMEAD, CA 91770
- The nature of the interest or estate of the owner is; In fee.

(If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase," or "lessee")

- The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

NAMES	ADDRESSES
NONE	

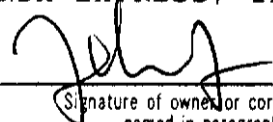
- A work of improvement on the property hereinafter described was completed on 5/30/04. The work done was: TENANT IMPROVEMENT

- The name of the contractor, if any, for such work of improvement was CRC CONSTRUCTION
3/23/04
(If no contractor for work of improvement as a whole, insert "none".) (Date of Contract)

- The property on which said work of improvement was completed is in the city of CARSON CITY,
County of DOUGLAS, State of NV and is described as follows: _____

- The street address of said property is 921 Topsy Lane Suite #414 Carson City, NV
(If no street address has been officially assigned, insert "none".)
PANDA EXPRESS, INC.

Dated: JUNE 25, 04
Verification for Individual Owner

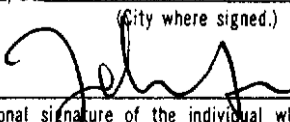

JOHN FU
Signature of owner or corporate officer of owner named in paragraph 2 or his agent
VICE PRESIDENT OF ARCHITECTURE & CONSTRUCTION

VERIFICATION

I, the undersigned, say: I am the VICE PRESIDENT OF CONSTRUCTION the declarant of the foregoing ("President of", "Manager of", "A partner of", "Owner of", etc.)
notice of completion; I have read said notice of completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on JUNE 25, 04, 2004, at ROSEMEAD, California.
(Date of signature.) (City where signed.)


JOHN FU
(Personal signature of the individual who is swearing that the contents of the notice of completion are true.)

0628849

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

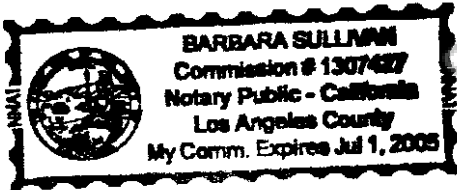
State of California }
County of LOS ANGELES } SS.

On JUNE 25, 2004 before me, BARBARA SULLIVAN, NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared JOHN FU
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Barbara Sullivan
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: NOTICE OF COMPLETION - CALSON CITY, NV

Document Date: 6-25-04 Number of Pages: 1

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer

Signer's Name: JOHN FU

- Individual
- Corporate Officer — Title(s): VP OF CONSTRUCTION
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: PANDA EXPRESS, INC.



0628849

BK1104PG04375

APN #

1420-06-602-017

DESCRIPTION

All that real property situated in the County of , State of Nevada, bounded and described as follows:

PARCEL 1:

A parcel of land situate within the South half of the Northeast quarter of Section 6, Township 14 North, Range 20 East, Douglas County, Nevada, more particularly described as follows:

Beginning at a point from which the center section of said Section 6 bears South 35°56'17" West a distance of 1433.63 feet;

Thence North 00°43'50" West a distance of 45.00 feet;
Thence South 89°16'10" West a distance of 20.35 feet;
Thence North 00°43'50" West a distance of 40.29 feet;
Thence North 89°16'10" East a distance of 129.74 feet;
Thence South 00°43'50" East a distance of 85.29 feet;
Thence South 89°16'10" West a distance of 109.37 feet to the Point of Beginning.

The above described land is also designated as Parcel 1 on the Record of Survey for AIG Baker, Carson Valley, LLC, filed September 17, 2003, File No. 590198.

The above metes and bounds description appeared previously in that certain document recorded September 17, 2003 in Book 903, page 8768 as Document No. 590199 of Official Records.

PARCEL 2:

Easement for access as recorded in Owners Agreement recorded April 3, 2003 in Book 403, Page 1467 as Document No. 572305.

Also those easements for access as set forth in an Agreement of Covenants, Conditions and Restrictions and Grant of Easements dated September 17, 2003, recorded September 26, 2003, in Book 0903, Page 15219, as Document No. 591480.

* * * * *

William Bernard, Title Officer

CH