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To the Honorable Commissioner of Patents and Trademarks 101015255

attached original documents or copy thereof.

1. Name of conveying party(ies):

The Irvine Company

11.3.98

- Individual(s)
- General Partnership
- Corporation-State Delaware
- Other
- Association
- Limited Partnership

Additional name(s) of conveying party(ies) attached? Yes No

3. Nature of conveyance:

- Assignment
- Security Agreement
- Other
- Merger
- Change of Name

Execution Date: June 29, 1998

2. Name and address of receiving party(ies)

Name: Sanyo Foods Corporation of America

Internal Address: _____

Street Address: 11955 Monarch Street

City: Garden Grove State: CA ZIP: 92841

- Individual(s) citizenship _____
- Association _____
- General Partnership _____
- Limited Partnership _____
- Corporation-State California
- Other _____

If assignee is not domiciled in the United States, a domestic representative designation is attached: Yes No

(Designations must be a separate document from assignment)

Additional name(s) & address(es) attached? Yes No

4. Application number(s) or patent number(s):

100878149A

A. Trademark Application No.(s)

B. Trademark Registration No.(s)

1,752,631

1,711,852

Additional numbers attached? Yes No

5. Name and address of party to whom correspondence concerning document should be mailed:

T. Michael Fehmel, Esq.

Name: Fehmel & Associates

Internal Address: _____

Los Angeles, CA 90010

Street Address: 4550 Wilshire Boulevard

City: Los Angeles State: CA ZIP: 90010

6. Total number of applications and registrations involved: 2

7. Total fee (37 CFR 3.41).....\$ 80.00

- Enclosed
- Authorized to be charged to deposit account

8. Deposit account number: _____

(Attach duplicate copy of this page if paying by deposit account)

DO NOT USE THIS SPACE

9. Statement and signature.

To the best of my knowledge and belief, the foregoing information is true and correct and any attached copy is a true copy of the original document.

T. Michael Fehmel
Name of Person Signing

Signature

4/7/99

Date

Total number of pages including cover sheet, attachments, and document: 5

Mail documents to be recorded with required cover sheet information to:

Commissioner of Patents & Trademarks, Box Assignments, TRADEMARK

Washington, D.C. 20231

REEL: 1886 FRAME: 0792

ASSIGNMENT

WHEREAS, The Irvine Company, a Delaware corporation having a place of business at 550 Newport Center Drive, Newport Beach, California 92658-6370, has adopted and is presently using the Marks as shown on the attached Schedule A (the "Marks"), which are the subject of the United States trademark registrations as shown on Schedule A;

WHEREAS, Sanyo Foods Corporation of America, a California corporation having a place of business at 11955 Monarch Street, Garden Grove, California 92641, is desirous of acquiring said Marks, and the United States trademark registrations therefor;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, The Irvine Company does hereby assign to Sanyo Foods Corporation of America all of its right, title and interest in, to and under the Marks, together with the goodwill of the business connected with the use of and symbolized by the Marks, and all causes of action for infringement of the Marks, and the United States trademark registrations therefor. The Irvine Company expressly disclaims any warranty, express or implied, concerning the rights transferred herein.

THE IRVINE COMPANY

By: *Donald E. Moe*
Name: Donald E. Moe
Sr. Vice President, Sales & Marketing
Irvine Community Development Company
Its: Authorized Signatory

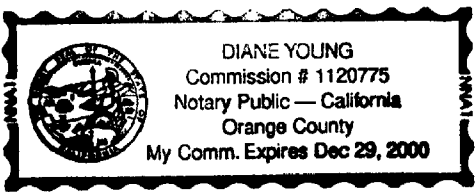
By: *Daniel C. Hedigan*
Name: Daniel C. Hedigan
Its: Sr. Vice President

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

On June 29, 1998 before me, Diane Young, Notary Public, personally appeared,
DONALD E. MOE & DANIEL C. HEDIGAN personally known to me, ~~or 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.

Diane Young
Notary Public



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SCHEDULE "A"

Mark	Reg. No.	Reg. Date
TUSTIN RANCH GOLF CLUB	1,752,631	2/16/93
TR & CIRCLE DESIGN	1,711,852	9/01/92

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RECORDED: 11/03/1998

**TRADEMARK
REEL: 1886 FRAME: 0794**