

11-R-1485

(Do Not Write Above This Line)

A RESOLUTION  
BY TRANSPORTATION COMMITTEE

A RESOLUTION AUTHORIZING THE  
MAYOR TO CONSENT TO AN  
ASSIGNMENT OF LEASE AGREEMENT  
FOR HOTEL FROM ATLANTA HOTEL  
OWNER 2010 LLC TO HARTSFIELD  
HOTEL PROJECT OWNER LLC FOR  
LAND COVERING APPROXIMATELY  
10.76 ACRES LOCATED IN LAND LOTS  
128 & 129 OF THE 14<sup>TH</sup> DISTRICT OF  
FULTON COUNTY NEAR  
HARTSFIELD-JACKSON ATLANTA  
INTERNATIONAL AIRPORT; AND FOR  
OTHER PURPOSES.

ADOPTED BY

OCT 17 2011

COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred

Referred To:

Date Referred

Referred To:

Date Referred

First Reading

Committee \_\_\_\_\_  
 Date \_\_\_\_\_  
 Chair \_\_\_\_\_  
 Referred To \_\_\_\_\_

TRANSPORTATION

Date 10/17/11

Chair

Action

Fav, Adv, Hold (see rev. side)  
Other

Members

*[Signatures]*

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)  
Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)  
Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)  
Other

Members

FINAL COUNCIL ACTION

2nd     1st & 2nd   

Readings

Consent     V Vote     RC \

CERTIFIED

CERTIFIED

OCT 17 2011

ATLANTA CITY COUNCIL PRESIDENT

*[Signature]*

CERTIFIED

OCT 17 2011

*[Signature]*  
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

OCT 26 2011

WITHOUT SIGNATURE  
BY OPERATION OF LAW



**A RESOLUTION  
BY TRANSPORTATION COMMITTEE**

**A RESOLUTION AUTHORIZING THE MAYOR TO CONSENT TO AN ASSIGNMENT OF LEASE AGREEMENT FOR HOTEL FROM ATLANTA HOTEL OWNER 2010 LLC TO HARTSFIELD HOTEL PROJECT OWNER LLC FOR LAND COVERING APPROXIMATELY 10.76 ACRES LOCATED IN LAND LOTS 128 & 129 OF THE 14<sup>TH</sup> DISTRICT OF FULTON COUNTY NEAR HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT; AND FOR OTHER PURPOSES.**

**WHEREAS**, the City of Atlanta (the "City") entered into a ground lease, Lease Agreement for Hotel ("Lease") dated December 29, 1987, with Concorde Partners for the construction and operation of a hotel on approximately 10.76 acres of land located in land lots 128 & 129 of the 14th district of Fulton County near Hartsfield-Jackson Atlanta International Airport; and

**WHEREAS**, the Renaissance Concourse Atlanta Airport Hotel is located on the ground that is subject to the Lease; and

**WHEREAS**, the Lease expires on June 28, 2048 unless further extended up to three (3) successive 10 year periods by the Lessee; and

**WHEREAS**, the Lease was assigned by Concorde Partners to Atlanta Concourse Associates on November 28, 1989; and

**WHEREAS**, the Lease was assigned by Atlanta Concourse Associates to CTF Atlanta Concourse Hotel LLC on October 21, 2003; and

**WHEREAS**, the Lease was assigned by CTF Atlanta Concourse Hotel LLC to Sunstone Hartsfield LLC on June 23, 2005; and

**WHEREAS**, the Lease was assigned by Sunstone Hartsfield LLC to Atlanta Hotel Owner LLC on June 16, 2010; and

**WHEREAS**, Atlanta Hotel Owner 2010 LLC now desires to assign the Lease to Hartsfield Hotel Project Owner LLC and seeks the City's consent to the proposed assignment; and

**WHEREAS**, in conjunction with the assignment of the Lease, Atlanta Hotel Owner LLC intends to assign its management agreement with Marriott/Renaissance, which is in effect until December 31, 2025 with three (3) ten year renewal periods, to Atlanta Hotel Owner 2010 LLC.



**NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA**, that the Mayor is authorized on behalf of the City of Atlanta to consent to the assignment of the Lease from the current lessee, Atlanta Hotel Owner LLC to Hartsfield Hotel Project Owner LLC.

**BE IT FURTHER RESOLVED** that the City Attorney is directed to prepare all necessary documentation for execution by the Mayor.

**BE IT FINALLY RESOLVED** that said assignment shall not become binding upon the City, and the City shall incur no obligation or liability until same has been signed by the Mayor and delivered to the Georgia Department of Transportation.

A true copy,

*Rhonda Daughin Johnson*  
Municipal Clerk

ADOPTED by the Council  
APPROVED by Mayor Kasim Reed

Oct 17, 2011  
Oct 17, 2011



## CONSENT TO ASSIGNMENT OF LEASE AGREEMENT FOR HOTEL

To: Atlanta Hotel Owner 2010 LLC

Re: Ground Lease Dated: December 29, 1987

Ground Lessee: Atlanta Hotel Owner 2010 LLC  
(the "Ground Lessee")

Ground Lessor: The City of Atlanta, a municipal corporation of the  
State of Georgia (the "Ground Lessor")

Premises: Renaissance Concourse Atlanta Airport Hotel, One  
Hartsfield Centre Parkway, Atlanta, Georgia (the  
"Premises")

Ground Lessor acknowledges Ground Lessee has entered into that certain Agreement for Sale and Purchase and Joint Escrow Instructions dated as of June 29, 2011 (the "Agreement"), made by and between Ground Lessee, as "Seller", and Hartsfield Hotel Project Owner, LLC, a Delaware limited liability company, as "Purchaser". Pursuant to the Agreement and Section 11.01 of the Ground Lease, Ground Lessee requests that Ground Lessor consent to Ground Lessee's sale and assignment to Hartsfield Hotel Project Owner, LLC, of all of Ground Lessee's rights, title, obligations and interest (the "Leasehold Interest") under the Ground Lease (as defined below).

"Ground Lease" shall mean that certain Lease Agreement for Hotel made by and between Ground Lessor, as "Lessor", and Concorde Partners ("Concorde"), as "Lessee", dated as of December 29, 1987 (the "Original Ground Lease"), as evidenced by a Short Form Lease by and between Ground Lessor and Concorde, dated December 29, 1987 and recorded January 5, 1988 in Deed Book 11266, Page 478 in the Office of the Clerk of Superior Court of Fulton County, Georgia Records ("Fulton County Records"); as amended by that certain First Amendment to Lease Agreement for Hotel, dated October 31, 1989, by and between Ground Lessor and Concorde, as evidenced by that certain First Amendment to Short Form Lease for Recording, dated October 31, 1989 and recorded November 15, 1989 in Deed Book 12960, Page 128 in the Fulton County Records; as assigned by Assignment and Assumption of Lease Agreement for Hotel by and between Concorde and Atlanta Concourse Associates ("ACA"), dated November 28, 1989 and recorded December 6, 1989 in Deed Book 13006, Page 137 in the Fulton County Records; and as amended by that certain Second Amendment to Lease Agreement for Hotel, dated November 15, 1991, by and between Ground Lessor and ACA, as evidenced by that certain Second Amendment to Short Form Lease for Recording, dated June 21, 1998 and recorded June 25, 1998 in Deed Book 24644, Page 59 in the Fulton County Records; and as further assigned by that certain Assignment and Assumption of Lease to CTF Atlanta Concourse Hotel LLC ("CTF"), dated October 21, 2003 and recorded November 14, 2003 in Deed Book 36488, Page 200 in the Fulton County Records; as assigned by Assignment and



Assumption of Lease by and between CTF and Sunstone Hartsfield, LLC, dated June 23, 2005 and recorded July 8, 2005 in Deed Book 40359, Page 57 in the Fulton County Records; as further assigned by that certain Assignment of Ground Lease by and between Sunstone Hartsfield, LLC and Atlanta Hotel Owner 2010 LLC, dated as of November 1, 2010 and recorded in Deed Book 49568, Page 160 in the Fulton County Records, encumbering the Premises legally described on Exhibit A attached hereto; as extended by that certain letter dated August 26, 2011, from Ground Lessee to Ground Lessor, pursuant to which Ground Lessee exercised the first of its four (4) options to extend the term of the Ground Lease under Section 1.03 thereof, for a term of ten (10) years, and as so extended, the term of the Ground Lease shall expire on June 28, 2048.

Pursuant to Article XI-Section 11.01 of the Ground Lease, the Ground Lessor hereby consents to an assignment of Ground Lessee's Leasehold Interest in the Ground Lease to Hartsfield Hotel Project Owner, LLC, a Delaware limited liability company.

IN WITNESS WHEREOF, the Ground Lessor has caused this Consent to Assignment to be duly executed on its behalf as of \_\_\_\_\_, 2011.

**GROUND LESSOR:**

**CITY OF ATLANTA**, a municipal corporation of the State of Georgia

By: \_\_\_\_\_  
Mayor Kasim Reed (SEAL)

**ATTEST:**

\_\_\_\_\_  
Municipal Clerk

**APPROVED:**

\_\_\_\_\_  
Aviation General Manager

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Deputy City Attorney



## EXHIBIT A TO CONSENT TO ASSIGNMENT

### LEGAL DESCRIPTION

#### TRACT I:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 128 AND 129 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, ON THE WILLIAM B. HARTSFIELD ATLANTA INTERNATIONAL AIRPORT PROPERTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TOFFIE TERRACE (FORMERLY FRONTAGE ROAD) HAVING COORDINATES ON N 10604.00 AND E 11715.32 AS RELATED TO THE ATLANTA AIRPORT SYSTEM OF COORDINATES, WHICH SYSTEM IS BASED UPON A POINT IN THE CENTER OF THE PAVEMENT AT THE WEST END OF THE RUNWAY DESIGNATED 8-26 BEING N 7700.00 AND E 8900.00, AND THE COURSE OF THE CENTERLINE OF SAID RUNWAY BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, SAID BEGINNING POINT BEING LOCATED 4044.66 FEET NORTH 44 DEGREES 06 MINUTES 42 SECONDS EAST FROM THE ABOVE-DESCRIBED POINT AT THE WEST END OF RUNWAY 8-26; THENCE FROM SAID POINT OF BEGINNING, PROCEED NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 939.66 FEET TO A POINT AT N 10604.00 AND E 12654.98, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF WOOLMAN PLACE (FORMERLY HARTSFIELD DRIVE); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND FOLLOWING THE ARC OF A 1836.07 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 44.18 FEET TO A POINT AT N 10559.82 AND E 12655.51 (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 00 DEGREES 41 MINUTES 05 SECONDS EAST, A CHORD DISTANCE OF 44.18 FEET); THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 10 DEGREES 38 MINUTES 58 SECONDS EAST, A DISTANCE OF 175.24 FEET TO A POINT AT N 10387.59 AND E 12687.90; THENCE SOUTH 02 DEGREES 59 MINUTES 44 SECONDS EAST A DISTANCE OF 334.08 FEET TO A POINT AT N 10053.97 AND E 12705.35; THENCE SOUTH 43 DEGREES 30 MINUTES 08 SECONDS WEST, A DISTANCE OF 33.04 FEET TO A POINT AT N 10030.00 AND E 12682.61, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF TOFFIE TERRACE; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID NORTHERLY AND NORTHEASTERLY RIGHT-OF-WAY LINE OF TOFFIE TERRACE; NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 306.23 FEET TO A POINT AT N 10030.00 AND E 12376.38; ALONG THE ARC OF A 651.00-FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 503.42 FEET TO A POINT AT N 10215.14 AND E 11921.65 (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 67 DEGREES 50 MINUTES 47 SECONDS WEST, A CHORD DISTANCE OF 490.97 FEET); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 378.55 FEET TO A POINT AT N 10593.70 AND E 11921.65; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 204.14 FEET TO A POINT AT N 10593.70 AND E 11717.51, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY OF TOFFIE TERRACE; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE

EAST\45058830.3



ALONG THE ARC OF A 797.45-FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 10.53 FEET TO A POINT BEING THE POINT OF BEGINNING (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 12 DEGREES 01 MINUTE 36 SECONDS WEST, A CHORD DISTANCE OF 10.53 FEET). SAID TRACT CONTAINING 9.516 ACRES OF LAND.

TOGETHER WITH CERTAIN EXCLUSIVE EASEMENTS FOR THE CONSTRUCTION, USE AND MAINTENANCE OF FACILITIES ASSOCIATED WITH ACCESS, PARKING, UTILITIES AND LANDSCAPING, MORE PARTICULARLY DESCRIBED UNDER SECTION 1.09 OF THAT CERTAIN LEASE (THE "LEASE") BY AND BETWEEN THE CITY OF ATLANTA, A DULY CHARTERED MUNICIPAL CORPORATION OF THE STATE OF GEORGIA ("LESSOR") AND CONCORD PARTNERS, A GEORGIA GENERAL PARTNERSHIP {"LESSEE"}, ON, OVER, UNDER AND ACROSS THE FOLLOWING PARCEL OF LAND:

TRACT II:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 129 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, ON THE WILLIAM B. HARTSFIELD INTERNATIONAL AIRPORT PROPERTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR SET ON THE NORTHEASTERLY RIGHT-OF-WAY OF TOFFIE TERRACE (FORMERLY FRONTAGE ROAD), HAVING COORDINATES OF N 10604.00 AND E 11715.32, AS RELATED TO THE ATLANTA AIRPORT SYSTEM OF COORDINATES, WHICH SYSTEM IS BASED UPON A POINT IN THE CENTER OF THE PAVEMENT AT THE WEST END OF THE RUNWAY DESIGNATED 8-26, BEING N 7700.00 AND E 8900.00, AND THE COURSE OF THE CENTERLINE AND SAID RUNWAY BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, SAID COMMENCEMENT POINT BEING LOCATED 4044.66 FEET NORTH 44 DEGREES 06 MINUTES 42 SECONDS EAST FROM THE ABOVE-DESCRIBED POINT AT THE WEST END OF RUNWAY 8-26; THENCE FROM SAID COMMENCEMENT POINT, RUN ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF TOFFIE TERRACE ALONG THE ARC OF A 797.45-FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 10.53 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 12 DEGREES 01 MINUTE 36 SECONDS EAST, AND BEING 10.53 FEET IN LENGTH) TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE HAVING COORDINATES OF N 10593.70 AND E 11717.51 AND THE TRUE POINT OF BEGINNING. FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, RUN THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 204.14 FEET TO A POINT HAVING COORDINATES OF N 10593.70 AND E 11921.65; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 378.55 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY HAVING COORDINATES OF NORTH 10215.14 AND E 11921.65; RUNNING THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES; ALONG A 651.00-FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 121.50 FEET (SAID ARC BEING SUBTENDED BY A CHORD LYING TO THE NORTHEAST HAVING A BEARING OF NORTH 40 DEGREES 20 MINUTES 47 SECONDS WEST, AND BEING

EAST\45058830.3



121.31 FEET IN LENGTH) TO A POINT HAVING COORDINATES OF N 10307.60 AND E 11843.12; ALONG THE ARC OF A 797.45-FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 314.50 FEET (SAID ARC BEING SUBTENDED BY A CHORD LYING TO THE NORTHEAST HAVING A BEARING OF NORTH 23 DEGREES 42 MINUTES 10 SECONDS WEST, AND BEING 312.46 FEET IN LENGTH) TO THE TRUE POINT OF BEGINNING.

SAID PROPERTY BEING MORE PARTICULARLY SHOWN AS TRACT II CONTAINING 1.091 ACRES.

APPURTENANT EASEMENTS LOCATED ON TRACT III AS DEFINED IN THE LEASE INSURED HEREIN:

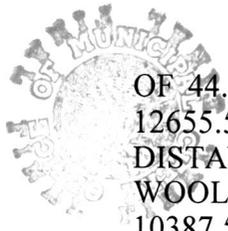
TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE CONSTRUCTION, USE AND MAINTENANCE OF THE WATERSTUB LIENS AND FOR THE USE AND OPERATION OF THE SANITARY SEWER AND WATER LINES (INCLUDING AN EXISTING 12-INCH WATER MAIN) TO SERVE ALL IMPROVEMENTS ON THE LEASED PREMISES, AS SET FORTH IN SECTION 4.03 OF THE LEASE AGREEMENT FOR THE HOTEL BETWEEN THE CITY OF ATLANTA, AS LESSOR, AND CONCORD PARTNERS, AS LESSEE, DATED DECEMBER 29, 1987.

TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE EASEMENTS AS CONTAINED IN THAT CERTAIN EASEMENT AGREEMENT BY AND AMONG ATLANTA CONCOURSE ASSOCIATES, A GEORGIA JOINT VENTURE PARTNERSHIP; TRIDENT PARTNERS, A GEORGIA JOINT VENTURE PARTNERSHIP; AND L&E INVESTMENT OF GEORGIA ONE, INC., SUCCESSOR BY NAME CHANGE TO LONDON & EDINBURGH INVESTMENT OF GEORGIA ONE, INC., A DELAWARE CORPORATION, DATED NOVEMBER 28, 1989, FILED FOR RECORD DECEMBER 6, 1989 AND RECORDED IN DEED BOOK 13006, PAGE 142, FULTON COUNTY, GEORGIA RECORDS.

TRACT III:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 128 OF THE 14<sup>TH</sup> DISTRICT, FULTON COUNTY, GEORGIA, ON THE WILLIAM B. HARTSFIELD ATLANTA INTERNATIONAL AIRPORT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER LINE OF THE WEST END OF RUNWAY 8-26 OF THE ATLANTA HARTSFIELD INTERNATIONAL AIRPORT AT A POINT HAVING COORDINATES OF N 7700.00 AND E 8900.00 ACCORDING TO THE CURRENT SYSTEM OF COORDINATE CONTROL AT THE SAID HARTSFIELD AIRPORT; THENCE NORTH 44 DEGREES 06 MINUTES 42 SECONDS EAST, A DISTANCE OF 4044.66 FEET TO A POINT (NORTH 10604.00 AND E 11715.32); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 939.66 FEET TO A POINT (N 10604.00 AND E 12654.98) ON THE WESTERLY RIGHT-OF-WAY OF WOOLMAN PLACE; THENCE SOUTH 00 DEGREES 41 MINUTES 05 SECONDS EAST, A DISTANCE OF 44.18 FEET ALONG A CHORD OF A CURVE TO THE LEFT IN THE RIGHT-OF-WAY OF WOOLMAN PLACE, SAID CURVE HAVING AN ARC LENGTH



OF 44.18 FEET AND A RADIUS OF 1836.07 FEET TO A POINT (N 10559.82 AND E 12655.51); THENCE SOUTH 10 DEGREES 38 MINUTES 58 SECONDS EAST, A DISTANCE OF 175.24 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF WOOLMAN PLACE TO A POINT, BEING THE TRUE POINT OF BEGINNING (N 10387.59 AND E 12687.90); THENCE SOUTH 02 DEGREES 59 MINUTES 44 SECONDS EAST, A DISTANCE OF 205.00 FEET AND LEAVING THE RIGHT-OF-WAY OF WOOLMAN PLACE TO A POINT (N 10182.87 AND E 12698.61); THENCE NORTH 69 DEGREES 28 MINUTES 27 SECONDS EAST, A DISTANCE OF 86.53 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF WOOLMAN PLACE (N 10213.21 AND E 12779.65); THENCE NORTH 27 DEGREES 45 MINUTES 06 SECONDS WEST, A DISTANCE OF 197.04 FEET ALONG THE CHORD OF A CURVE TO THE RIGHT IN THE RIGHT-OF-WAY OF WOOLMAN PLACE, SAID CURVE BEING AN ARC LENGTH OF 200.00 FEET AND A RADIUS OF 334.99 FEET, TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINING 0.14928 ACRES OR 6,503 SQUARE FEET.

RCS# 1478  
10/17/11  
2:41 PM

Atlanta City Council

REGULAR SESSION

CONSENT I

CONSENT AGENDA SECTION I  
OCTOBER 17, 2011  
ADOPT

YEAS: 11  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 4  
EXCUSED: 0  
ABSENT 1

Y Smith	NV Archibong	Y Moore	Y Bond
NV Hall	Y Wan	Y Martin	NV Watson
Y Young	Y Shook	Y Bottoms	Y Willis
Y Winslow	Y Adrean	B Sheperd	NV Mitchell