

EXHIBIT VIII.A.2.a

MINIMUM CAPITAL INVESTMENT



The calculation of Applicant's Minimum Capital Investment is shown below:

APPLICANT'S MINIMUM CAPITAL INVESTMENT	
<b>1. Hard Costs</b>	
Land Acquisition	
Construction in Progress	
Furniture, Fixtures, and Equipment	
Audio Visual	
OS&E	
Casino Equipment	
Signage & Graphics	
Information Technology Systems	
Security	
Subtotal	
<b>2. Construction Soft Costs</b>	
Architectural and Engineering	
Project Management Fees	
Insurance	
Contingency (1)	
Subtotal	
<b>3. Financial and Other</b>	
Financing Fees	
Interest	
License Fee	
Application Fee	
Other	
Subtotal	
<b>4. Pre-Opening Expenses</b>	
Training	
Pre-Opening Marketing	
Initial Working Capital	
Other	
Subtotal	
<b>TOTAL</b>	<b>187,411,789</b>

(1) Reflects 50% of owner's contingency