APPLICANT MINIMUM CAPITAL INVESTMENT

Exhibit VIII. A.2a

Sterling Forest Resort is designed and will be developed as world class resort, comprised of superior amenities and attractions. [redacted] Based on guidance provided in the Request for Application, we have determined the minimum capital investment will exceed $1.2 billion [redacted]

Table VIII. A.2.a-1. Sterling Forest Resort Minimum Capital Investment

Description	Total Cost	**Min. Capex Calculation**
[redacted]	[redacted]	[redacted]
Total Construction	$1,147,444,487	$1,090,698,464
[redacted]	[redacted]	[redacted]