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MINUTES OF EXECUTIVE COUNCIL DECISION AGREED BY ROUND-ROBIN

The following was approved by Round Robin on **Friday, 15th May 2026**: -

EX MIN 26/127 EX MEMO 26/106 Amendment to Application for Issue of Licence under the Aliens Land Holding Regulation Act- Kuhl Breeze LLC- Registration Section: North, block 58918 B, Parcel 70 being 0.62 of an Acre

Council considered the memorandum submitted by the Honourable Minister of Economic Development and Minister of Lands concerning an amendment to the previously approved Aliens Land Holding Licence for Kuhl Breeze, LLC in respect of property situated in Registration Section North, Block 58918 B, Parcel 70, located in Shoal Bay.

Council noted that by Executive Council Minute 26/099, approval was granted for the issue of an Aliens Land Holding Licence to Kuhl Breeze, LLC, subject inter alia to payment of stamp duties calculated on the sum of EC\$2,016,150.00. The Ministry advised that this figure was incorrectly stated and that the correct value for stamp duty purposes is EC\$2,056,473.00, being the declared and assessed value less the declared cost of furnishings.

Executive Council approved the amendment to the stamp duty calculation and confirmed that the Aliens Land Holding Licence to Kuhl Breeze, LLC shall be subject to the following revised stamp duties:

(a) Payment of the following stamp duties:

(i) under the Stamp Act – 5%
of EC\$2,056,473.00

EC\$102,823.65

(ii) under the Aliens Land Holding
Regulation Act – 5%
of EC\$2,056,473.00

EC\$102,823.65

TOTAL

EC\$205,647.30

Council further confirmed that the remaining conditions previously approved shall continue to apply, namely:

- (a) The licensee is exempted from the Government's policy restricting aliens from purchasing more than half an acre of land, on the grounds that the property is built property being sold in its entirety and is within reason in relation to the half-acre restriction;
- (b) The property must be used for residential purposes only;
- (c) The licensee shall fully comply with the laws of Anguilla from time to time, including the Land Development Control Act, the Property Tax Act, the Building Regulations, the Control of Employment Act, the Social Security Act, the Immigration and Passport Regulations, and any statutory modification or re-enactment thereof and any rules or regulations made thereunder; and
- (d) Any breach of the conditions of the Licence shall result in all the estate and interest of the licensee in the land being liable for forfeiture to the Crown.

Action: DLS; PS, MEDICPNR; HON MIN, MEDICPNR.
