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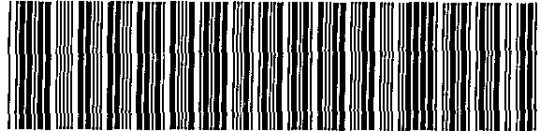
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CORPORATION SERVICE COMPANY

ACCOUNT NO. : 0721000000032

REFERENCE : 589916 9540A

AUTHORIZATION :

COST LIMIT : \$ 70.00

Patricia Pizjits

ORDER DATE : September 12, 2005

ORDER TIME : 10:53 AM

ORDER NO. : 589916-005

CUSTOMER NO: 9540A

CUSTOMER: Barry P. Billington, Esq.
Johnston Thomas And
Billington, Llc
Suite 301, Bank Of America
Building 2335 East Atlantic
Pompano Beach, FL 33062

DOMESTIC FILING

NAME: ANCHOR REALTY TREASURE, INC.

XX ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX PLAIN STAMPED COPY

CONTACT PERSON: Kimberly Moret - EXT. 2949

EXAMINER'S INITIALS: _____

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SECRETARY OF STATE
DIVISION OF CORPORATIONS

ARTICLES OF INCORPORATION
OF
ANCHOR REALTY TREASURE, INC.

The undersigned incorporators hereby form a corporation under Chapter 607 of the laws of the State of Florida.

ARTICLE I. NAME

The name of the corporation shall be: ANCHOR REALTY TREASURE, INC. The address of the principal office of this corporation shall be: 3200 N.E. 14th Street, Suite 222, Pompano Beach, Florida 33062, and the mailing address of the corporation shall be the same.

ARTICLE II. NATURE OF BUSINESS

This corporation may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida, or any other state, country, territory or nation.

ARTICLE III. CAPITAL STOCK

The maximum number of shares of stock that this corporation is authorized to have outstanding at any one time is 100 shares of common stock at no par value.

ARTICLE IV. REGISTERED AGENT

The street address of the initial registered office of the corporation shall be 3200 N.E. 14th Street, Suite 222, Pompano Beach, Florida 33062 and the name of the initial registered agent of the corporation at that address is RONALD SCOTT.

ARTICLE V. TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI. SPECIAL PROVISION

It is the intent of the incorporator that the corporation will qualify under Section 1244 of the Internal Revenue Code.

ARTICLE VII. OFFICERS

The name and address of the initial officer of the corporation who shall hold office for the first year of the corporation, or until a successor is elected or appointed is:

RONALD SCOTT
President/Secretary

3200 N.E. 14th Street, Suite 222
Pompano Beach, FL 33062

ARTICLE VIII. PREEMPTIVE RIGHTS

The corporation elects to have preemptive rights.

ARTICLE IX. INCORPORATORS

The name and street address of the incorporator to these Articles of Incorporation:

RONALD SCOTT
3200 N.E. 14th Street, Suite 222
Pompano Beach, FL 33062

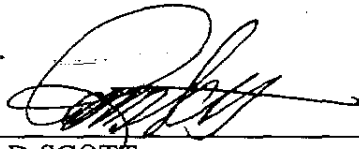
ARTICLE X. DIRECTORS

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. This corporation shall have one Director initially. The name and street address of the initial members of the Board of Directors are as follows:

RONALD SCOTT
3200 N.E. 14th Street, Suite 222
Pompano Beach, FL 33062

IN WITNESS WHEREOF, the undersigned agent has hereunto set his seal on

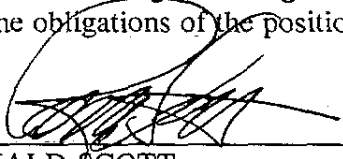
September 9, 2005.



RONALD SCOTT

ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN THE ARTICLES OF INCORPORATION

RONALD SCOTT, having been designated as the Registered Agent in the above and foregoing Articles, is familiar with and accepts the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.



RONALD SCOTT

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