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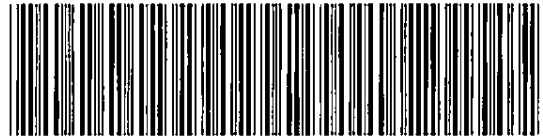
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ARTICLES OF ORGANIZATION
OF
LUBY PROPERTIES, LLC

I, the undersigned, hereby make, subscribe, acknowledge, and file, with the Secretary of State of the State of Florida, these Articles of Organization for the purpose of forming a Limited Liability Company in accordance with the laws of the State of Florida, as the same may be amended from time to time.

(All capitalized terms contained in these Articles of Organization shall have the meaning ascribed to them herein or in Chapter 605, Florida Statutes, The Revised Florida Limited Liability Act)

ARTICLE I
NAME

The name of this Limited Liability Company is Luby Properties, LLC.

ARTICLE II
COMMENCEMENT OF EXISTENCE AND DURATION

The existence of this Limited Liability Company (the "Company") shall commence on October 20, 2023, and it shall thereafter have perpetual existence.

ARTICLE III
MAILING ADDRESS AND PRINCIPAL OFFICE

The principal place of business of the Company shall be:

2967 Teal Lane
Clearwater, FL 33762

and such other place or places in or outside of the State of Florida as the Company may from time to time determine.

ARTICLE IV
REGISTERED AGENT

The initial Registered Agent and Registered Office of the Company shall be:

The Cohrs Law Group, P.A.
2841 Executive Drive, Suite 120
Clearwater, FL 33762

ARTICLE V
PURPOSE

The Company may engage in the transaction of any or all lawful business for which limited liability companies may be organized under the laws of the State of Florida.

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CLERK OF THE
SOUTH DIXIE COUNTY
CLERK'S OFFICE
CLEARWATER, FLORIDA

ARTICLE VII
MANAGEMENT OF BUSINESS

The management of this Limited Liability Company shall be vested in a manager and this limited liability company shall be classified as a manager-managed company. The manager may not be removed or replaced except with the written consent of the then acting manager. In the event of the incapacity of the manager, the holder of an unrevoked durable power of attorney for the manager or a court appointed guardian for the manager shall have the power to name a successor manager. Upon the death of the manager, the personal representative of the manager's estate or the successor trustee of the manager's living trust is hereby given the power to direct the appointment of a successor manager. The name and business address of the initial manager of this Limited Liability Company is:

ARTICLE VIII

INITIAL MEMBERS

Advanta IRA Services, LLC, FBO Dean L. Bartles, IRA
13191 Starkey Rd., Suite 2
Largo, FL 33773

Real or personal property originally brought into or transferred to the Company, or acquired by the Company by purchase or otherwise shall be held and owned, and conveyance shall be made, in the name of the Company.

A Member's interest in the Company may be transferred, whether voluntarily or involuntarily, only with the written consent of the manager of the Company. Without such consent, the transferee shall not be entitled to become a Member and any attempted transfer shall not be recognized by the Company. A

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Luby Properties, LLC
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Member desiring to withdraw from the Company shall provide written notice to the manager and the manager will designate a successor Member within thirty (30) days, together with a consent and direction to effectuate such transfer.

**ARTICLE XI
AMENDMENTS**

These Articles may be amended from time to time by the written consent and agreement of the manager and the amendment shall be filed with the Florida Department of State, duly signed by the manager of the Company.

IN WITNESS WHEREOF, the undersigned, as an authorized agent and representative for the members, has executed these Articles of Organization on this 19th day of October, 2023.

Denis A. Cohrs, Attorney At Law
As authorized agent for the Initial Member

**CERTIFICATE OF ACCEPTANCE OF
REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

Having been named as Registered Agent to accept service of process for the above named Limited Liability Company, at the place designated in these Articles, I hereby acknowledge that I am familiar with my obligations as Registered Agent and agree to act in this capacity, and I further agree to comply with the provisions of all laws and regulations relative to the proper and complete performance of my duties.

The Cohrs Law Group, P.A.

By: _____
Denis A. Cohrs, President
Date: October 19, 2023

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