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MERGER OR SHARE EXCHANGE

CONDOMINIUM ASSOCIATES, INC.

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August 20, 2009

FLORIDA DEPARTMENT OF STATE
Division of Corporations

CONDOMINIUM ASSOCIATES, INC.
3001 EXECUTIVE DRIVE, SUITE 260
CLEARWATER, FL 33762

SUBJECT: CONDOMINIUM ASSOCIATES, INC.
REF: P09000038275

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Articles of Merger are filed pursuant to section 607.1105, Florida Statutes.

If you have any questions concerning the filing of your document, please call (850) 245-6964.

Irene Albritton
Regulatory Specialist II

FAX Aud. #: H09000185336
Letter Number: 109A00028217

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ARTICLES OF MERGER

Merger of

PIONEER WESTERN FINANCIAL CORPORATION, a Delaware corporation

into

CONDOMINIUM ASSOCIATES, INC., a Florida corporation

The undersigned corporations, in accordance with §607.1105 of the Florida Business Corporation Act, hereby adopt the following Articles of Merger:

ARTICLE I: PARTIES

The parties to these Articles of Merger (herein the "Articles of Merger") are Condominium Associates, Inc., a Florida corporation (herein "CA"), and Pioneer Western Financial Corporation, a Delaware corporation (herein "PWF") (CA and PWF together herein the "Merging Corporations").

ARTICLE II: SURVIVING CORPORATION

The corporation to survive the merger is CA, which shall continue under its present name and Articles of Incorporation, except as otherwise provided herein.

ARTICLE III: ARTICLES OF INCORPORATION

The Articles of Incorporation of CA shall not be changed by virtue of the merger.

ARTICLE IV: TERMS AND CONDITIONS

The plan of merger (herein the "Plan of Merger") submitted to the members of the board of directors (herein the "Board of Directors") and shareholders (herein the "Shareholders") of the Merging Corporations is attached hereto as Exhibit "A".

ARTICLE V: ADOPTION

A. These Articles of Merger and the Plan of Merger were adopted by the Shareholders of:

- (1) CA on August 6, 2009; and
- (2) PWF on August 6, 2009.

B. These Articles of Merger and the Plan of Merger were adopted by the Board of Directors of:

- (1) CA on August 6, 2009; and
- (2) PWF on August 6, 2009.

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ARTICLE VI: STATEMENT AS TO SHARES

The manner in which the issued shares of CA and PWF CS will be exchanged, classified or cancelled is as follows:

A. Each share of common stock of PWF outstanding prior to these Articles of Merger becoming effective shall be cancelled upon the effective date of the merger.

B. Each share of common stock of CA outstanding prior to these Articles of Merger becoming effective shall continue to represent one share of common stock of CA, the Surviving Corporation.

ARTICLE VII: EFFECTIVE DATE

The effective date of the merger herein contemplated is the date of filing of these Articles of Merger.

IN WITNESS WHEREOF, the undersigned have executed and signed these Articles of Merger this 6th day of August, 2009

PIONEER WESTERN FINANCIAL CORPORATION,
a Delaware corporation

By: Rand E. McNeal

Rand E. McNeal, as its President

(Corporate Seal)

CONDOMINIUM ASSOCIATES, INC.,
a Florida corporation

By: Rand E. McNeal

Rand E. McNeal, as its President

(Corporate Seal)

Exhibits: "A" - Plan of Merger

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**PLAN OF MERGER
OF
PIONEER WESTERN FINANCIAL CORPORATION, a Delaware corporation
INTO
CONDOMINIUM ASSOCIATES, INC., a Florida corporation**

The following plan of merger ("Plan of Merger") is hereby established in accordance with Florida Business Corporation Act and Delaware General Corporation law.

1. Name of Corporations. The names of the corporations which are parties to this Plan of Merger are Pioneer Western Financial Corporation, a Delaware corporation (herein "PWF"), which shall merge into Condominium Associates, Inc., a Florida corporation (herein "CA" or the "Surviving Corporation"). The corporation to survive the merger is Condominium Associates, Inc., a Florida corporation, which shall continue under the name Condominium Associates, Inc.

2. Terms and Conditions of Merger.

(A) Directors. The directors of Condominium Associates, Inc., a Florida corporation shall continue to hold office as the directors of the Surviving Corporation until the first annual meeting of the shareholders of the Surviving Corporation when their respective successor(s) are elected or appointed in the manner provided in the Bylaws of the Surviving Corporation.

(B) Board of Directors' Meeting. The first regular meeting of the Board of Directors of the Surviving Corporation shall be held as soon as practicable after the effective date of the merger.

(C) Continuation of Officers. Upon the effective date of merger, all persons who are executive or administrative officers of Pioneer Western Financial Corporation, a Delaware corporation, shall resign and the officers set forth in paragraph 2(D) shall be the officers of the Surviving Corporation subject to the Bylaws of the Surviving Corporation. The Board of Directors or the president of the Surviving Corporation may elect or appoint such additional officers as they may deem necessary, subject to the Bylaws of the Surviving Corporation.

(D) Names of Officers. The officers and directors of the Surviving Corporation who will continue to serve, are as follows:

President:	Rand E. McNeal
Vice President:	Craig D. Caldwell
Vice President:	Mary E. McNeal
Treasurer:	Craig D. Caldwell
Secretary	Craig D. Caldwell

(E) Effective Date of Merger.

(1) This Plan of Merger shall be submitted to the respective directors and shareholders of the constituent corporations as may be required by applicable law and the governing corporate documents of the constituent corporations and shall be adopted upon receipt of such vote as is required by applicable law and governing corporate documents.

(2) This Plan of Merger shall be deemed effective at such time as may be permitted by law and instructed by the Board of Directors of the constituent corporations.

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(F) Effect of Merger.

(1) Surviving Corporation. The Surviving Corporation, shall, without other transfer, secede to and possess all of the rights, privileges, powers, immunities and franchises, both public and private, and shall be subject to all the restrictions, liabilities, obligations, disabilities and duties of PWF and all property, both real and personal, and all debts and liabilities due such corporations on whatever account, as well as all other causes of action and items or rights belonging to such corporations which shall be vested in the Surviving Corporation.

(2) Rights of Creditors. All of the rights of creditors and all liens upon any property of PWF shall be preserved, unimpaired, limited to the property effected by such liens at the time of merger, and all debts liabilities and duties of such corporations shall attach to the Surviving Corporation and may be entered against it to the same extent as if said debts, liabilities and duties had been incurred or contracted by it.

(3) Delivery of Deeds and Instruments. From time to time, as requested by the Surviving Corporation, or by its successors or assigns, PWF shall execute and deliver or cause to be executed and delivered all deeds and other instruments, and shall take such other actions as the Surviving Corporation may deem necessary and desirable in order to more fully vest in the Surviving Corporation, title and possession of all of the property, rights, privileges, powers and franchises referred to in this Plan of Merger.

(G) Expenses of Merger. PWF shall pay all expenses associated with this Plan of Merger.

3. Manner and Basis of Converting Shares. The manner in which the issued shares of PWF and CA will be exchanged, classified or cancelled is as follows:

(A) Each share of PWF common stock outstanding prior to the effective date of this Plan of Merger shall be canceled upon the effective date of the merger.

(B) Each share of common stock of CA outstanding prior to this Plan of Merger becoming effective shall continue to be outstanding.

4. Articles of Merger. PWF and CA shall cause their respective corporate officers to execute and file with the appropriate government bodies, Articles of Merger reflecting this Plan of Merger.

The following acknowledge that the above is a true and correct copy of the Plan of Merger adopted by the board of directors of Pioneer Western Financial Corporation, a Delaware corporation, on August 6, 2009 and by the board of directors and shareholders of Condominium Associates, a Florida corporation on August 6, 2009.

PIONEER WESTERN FINANCIAL CORPORATION,
a Delaware corporation

By: Rand E. McNeal
Rand E. McNeal, as its President

(Corporate Seal)

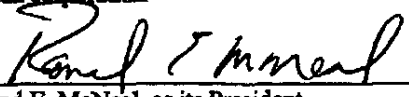
(Signatures continued on next page)

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CONDOMINIUM ASSOCIATES, INC.,
a Florida corporation

By: 

Rand E. McNeal, as its President

(Corporate Seal)