

REAL ESTATE AGENCY  
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Unlicensed Professional  
Real Estate Activity of  
THOMAS J. SHIMOTA

STIPULATED FINAL ORDER

The Oregon Real Estate Agency (Agency) and Thomas Shimota (Shimota) do hereby agree and stipulate to the following:

FINDINGS OF FACT  
AND  
CONCLUSIONS OF LAW

1.

In establishing the violations set forth herein, the Agency may rely on one or more of the definitions contained in ORS 696.010.

1.1 Shimota was a licensed real estate broker with Apex Real Estate Partners, LLC (Apex), until September 1, 2022, when his license expired.

1.2 On March 2, 2022, the Oregon AFSCME Council 75 (AFSCME) signed a listing agreement with Shimota to sell a property located in Portland, Oregon (Property).

1.3 On August 1, 2022, the Agency sent a renewal notification email to Shimota. On August 25, 2022, the Agency sent a second renewal notification email to Shimota.

1.4 Shimota's license expired on September 1, 2022.

1.5 On September 7, 2022, Shimota paid to renew his broker license. The Agency sent an email to Shimota informing him that his online renewal was successful. The email informed Shimota that his license must be transferred to an RBN by a principal broker or property manager in 30 days, or his license will go inactive.

1.6 AFSCME and Sparky Mack Investment Group, LLC entered into a purchase and sale agreement for the Property on December 15, 2022.



1 do not agree with this stipulation, I have the right to request a Hearing on this matter and to be  
2 represented by legal counsel at such a Hearing. I also understand that any Hearing would be  
3 conducted in accordance with the procedures set forth in ORS Chapter 183 and in accordance  
4 with the Rules of Practice and Procedure adopted by the Attorney General of the State of  
5 Oregon. By signing this Stipulated Final Order, I freely and voluntarily waive my rights to a  
6 Hearing, to representation by legal counsel at such a Hearing, and to judicial review of this  
7 matter.

8 I hereby agree and stipulate to the above Findings of Fact and Conclusions of Law and  
9 understand that the Order which follows hereafter, which I have also read and understand,  
10 may be completed and signed by the Real Estate Commissioner or may be rejected by the  
11 Real Estate Commissioner. I further understand that, in accordance with the provisions of  
12 ORS 696.445(3), notice of this Order shall be published in the Oregon Real Estate News  
13 Journal.

14 In addition to all of the above, I agree that once the Commissioner executes this  
15 Stipulated Final Order, I will accept service of the Stipulated Final Order by email, and hereby  
16 waive the right to challenge the validity of service.

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ORDER

IT IS HEREBY ORDERED that, pursuant to ORS 696.990 and based upon the violation set forth above, Shimota pay a civil penalty in the sum of \$500.00, said penalty to be paid to the General Fund of the State Treasury by paying the same to the Agency.

IT IS SO STIPULATED:

IT IS SO ORDERED:



DocuSigned by:  
*THOMAS SHIMOTA*  
D32C2022C75F479...  
THOMAS SHIMOTA

DocuSigned by:  
*Steve Strode*  
E2C2D0097AD8471...  
STEVEN STRODE

Real Estate Commissioner

Date 1/17/2024 | 1:42 PM PST

Date 1/24/2024 | 8:34 AM PST

Date of Service: 1/24/2024