

1 DEPARTMENT OF REAL ESTATE
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FILED
NOV 16 2023
DEPARTMENT OF REAL ESTATE
By J. Taggart

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 To:) No. H-3509 FR
12 SHAWN JAMES HARRINGTON and)
13 DOLORES ANGELIQUE HARRINGTON,) ORDER TO DESIST AND REFRAIN
14 Respondents.) (B & P Code Section 10086)

15 The Real Estate Commissioner of the State of California (Commissioner) has
16 caused an investigation to be made of the activities of SHAWN JAMES HARRINGTON
17 (SHAWN) and DOLORES ANGELIQUE HARRINGTON (DOLORES), including engaging in
18 the business of, acting in the capacity of, advertising, or assuming to act as a real estate broker
19 in the State of California within the meaning of Section 10131(b) of the California Business and
20 Professions Code (the Code). Based upon the findings of that investigation, as set forth below,
21 the Commissioner has determined and is of the opinion that:

22 SHAWN has violated Section 10137 of the Code by employing and/or
23 compensating one or more unlicensed persons to act in the capacity of a real estate broker or
24 salesperson; and DOLORES has violated Section 10130 of the Code by engaging in the business
25 of or acting as a real estate salesperson or broker, within the meaning of Section 10131(b) (real
26 property management) of the Code without first having obtained a real estate salesperson or
27 broker license from the California Department of Real Estate (Department). Whenever acts

1 referred to below are attributed to SHAWN, those acts are alleged to have been done by
2 DOLORES, acting by himself, or by and/or through one or more agents, associates, and/or co-
3 conspirators.

4 FINDINGS OF FACT

5 1. At all times mentioned herein, SHAWN has been licensed by the
6 Department as a real estate broker.

7 2. At no time mentioned herein was DOLORES licensed by the Department
8 as a real estate broker or real estate salesperson.

9 3. At all times mentioned herein, beginning in or around 2006, and
10 continuing up to at least August of 2023, SHAWN and DOLORES engaged in the business of,
11 acted in the capacity of, or assumed to act as a real estate broker within the State of California
12 within the meaning of Section 10131(b) of the Code, including leasing or renting or offering to
13 lease or rent, or places for rent, or soliciting listings of places for rent, or soliciting prospective
14 tenant, or negotiating the sale, purchase or exchange of leases on real property, or on a business
15 opportunity, or collecting rents from real property or improvement thereon, or from business
16 opportunities, including but not limited to that certain real property commonly known as 327 B
17 Riverview, Capitola; 303 McCormick, Capitola; 327 A Riverview, Capitola; 303 Cherry Ave.,
18 Capitola, Capitola; 318 #1 Capitola Ave., Capitola; 318 #2 Capitola Ave., Capitola; 112
19 Esplanade, Unit A, Capitola; and 1589 Prospect Ave, Capitola, all located in California.

20 4. From approximately 2006, through August of 2023, SHAWN employed
21 and/or compensated DOLORES for performing the acts set out above which require a real estate
22 license, pursuant to Section 10131(b) of the Code (property management activities).

23 CONCLUSIONS OF LAW

24 1. Based on the Findings of Fact contained in Paragraphs 1 through 4, above,
25 DOLORES has performed and/or participated in property management activities which require a
26 real estate license under Section 10131(b) of the Code during a period of time when she was not
27 licensed by the Department in any capacity, in violation of Section 10130 of the Code.

2. Based on the Findings of Fact contained in Paragraphs 1 through 4, above SHAWN employed and/or compensated DOLORES to act in the capacity of a real estate broker or salesperson in violation of Section 10137 of the Code.

DESIST AND REFRAIN ORDER

Now, therefore, DOLORES ANGELIQUE HARRINGTON IS HEREBY ORDERED to immediately Desist and Refrain from:


1. Performing any and all acts within the State of California for which a real estate salesperson or broker license is required, unless and until she obtains a real estate salesperson or broker license.

Now, therefore, SHAWN JAMES HARRINGTON IS HEREBY ORDERED to immediately Desist and Refrain from:

1. Employing and/or compensating any person for performing any acts which require a real estate license within the State of California unless and until that person has obtained from the Department a real estate salesperson or real estate broker license.

DATED: 11/13/23

Real Estate Commissioner
Douglas R. McCauley


for Doug McCauley

NOTICE

Business and Professions Code Section 10139 provides that "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by imprisonment in the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars (\$60,000)...."

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Desist and Refrain Order to: SHAWN JAMES HARRINGTON and DOLORES ANGELIQUE HARRINGTON,

DRE Case No. H-3509 FR DECLARATION OF MAILING

STATE OF CALIFORNIA)) ss. COUNTY OF SACRAMENTO)

I am employed in the office of the Department of Real Estate of the State of California at 1651 Exposition Blvd., Sacramento, CA 95815.. I am over the age of eighteen years and not a party to the within action.

On November 16, 2023, I served the following document(s):

- DESIST AND REFRAIN ORDER ACCUSATION CITATIONS RE-575 Notice of Service (Individual)

in this action by placing a true copy thereof enclosed in a sealed envelope addressed as follows:

SHAWN JAMES HARRINGTON 2134 PENASQUITAS DR., UNIT B APTOS, CA 95003

DOLORES ANGELIQUE HARRINGTON 312 CAPITOLA AVE. CAPITOLA, CA 95010

(Respondent)

(Respondent)

(By Mail) I served the above document(s) on behalf of the Department of Real Estate by placing for collection and mailing following ordinary business practices, true copies to the addressed as shown above, on this date and at the place shown, in envelope(s) in the ordinary course of business.

(By Certified Mail) I served the above document(s) on behalf of the Department of Real Estate by placing for collection and mailing following ordinary business practices, true copies to the addressed as shown above, on this date and at the place shown, in envelope(s) in the ordinary course of business.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on November 16, 2023, at Sacramento, California.

JENNIFER L. TAGGART (handwritten signature)