



STATE OF RHODE ISLAND  
AND PROVIDENCE PLANTATIONS  
Office of the Secretary of State

Matthew A. Brown, Secretary of State  
Corporations Division  
148 W. River Street  
Providence, RI 02904-2615  
401.222.3040

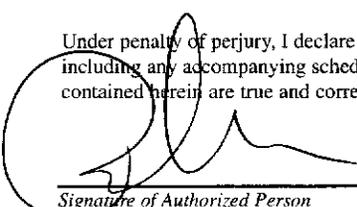
**LIMITED LIABILITY COMPANY ANNUAL REPORT FOR THE YEAR** 2007

Filing Period: September 1 - November 1 • Filing Fee: \$50.00

1. ID No. 153936		2. Exact name of the limited liability company 196-198 Oakland LLC			
3. State of Formation Rhode Island		4. Brief description of the character of the business which is actually conducted in Rhode Island Acquiring, developing, leasing, dealing in and holding for investment real estate property.			
5. Principal office address 1300 Division Road, Suite 203			City West Warwick	State RI	Zip 02893
<b>6. MAILING ADDRESS OF LIMITED LIABILITY COMPANY AND NAME OR TITLE OF CONTACT PERSON:</b>					
Contact Name Jonathan V. Kalander			Contact Title Attorney		
Street Address 931 Jefferson Blvd., Suite 2004			City Warwick	State RI	Zip 02886
<b>7. NAME AND ADDRESS OF EACH MANAGER OF THE LIMITED LIABILITY COMPANY, IF APPLICABLE - DO NOT LIST MEMBERS</b> FILL IN SPACES BEFORE USING ATTACHMENTS ("X" BOX FOR ATTACHMENT) <input type="checkbox"/> ANY MODIFICATIONS TO MANAGERS REQUIRES FILING OF AMENDMENT, R.I.G.L. 7-16-12 (a) (2) / 7-16-52					
Manager Name None			Manager Name		
Street Address			Street Address		
City	State	Zip	City	State	Zip
Manager Name			Manager Name		
Street Address			Street Address		
City	State	Zip	City	State	Zip
<b>8. RESIDENT AGENT IN RHODE ISLAND - DO NOT ALTER - Changes require filing of Form 642 - R.I.G.L. 7-16-11</b>					
Agent Name Jonathan V. Kalander			Address Suite 2004		
Address 931 Jefferson Blvd.			City Warwick	Zip 02886	

This report must be executed by an authorized person pursuant to R.I.G.L. 7-16-66 (b).

Under penalty of perjury, I declare and affirm that I have examined this report, including any accompanying schedules and statements, and that all statements contained herein are true and correct.

  
Signature of Authorized Person

Date

12/6/07

Robert T. McCann

Print or Type Name of Authorized Person

File Date	<b>FILED</b>
Check No.	JAN 28 2008
By:	By <u>A 2034 P 2110</u>
FOR SECRETARY OF STATE	