

**Commercial Capital Access One  
Series 2**

**Payment Date Report**

Commercial Capital Access One Series 2

Payment Date: **15-Mar-10**

| Class | Class Interest Rate | Beginning Balance | Interest<br>Accrual | Interest<br>Payment | Scheduled<br>Principal<br>Payment | Unscheduled<br>Principal<br>Payment | Total<br>Distribution | Ending Balance   |
|-------|---------------------|-------------------|---------------------|---------------------|-----------------------------------|-------------------------------------|-----------------------|------------------|
| A     | 6.715000%           | \$38,469,779.67   | \$215,270.48        | \$215,270.48        | \$592,527.55                      | \$175,922.89                        | \$983,720.91          | \$37,701,329.23  |
| I     | 1200.000000%        | \$130,191.17      | \$130,191.17        | \$130,191.17        | \$720.64                          | \$235.46                            | \$131,147.28          | \$129,235.07     |
| B     | 6.830000%           | \$20,507,885.00   | \$116,724.05        | \$116,724.05        | \$0.00                            | \$0.00                              | \$116,724.05          | \$20,507,885.00  |
| C     | 7.010000%           | \$33,133,120.00   | \$193,552.64        | \$193,552.64        | \$0.00                            | \$0.00                              | \$193,552.64          | \$33,133,120.00  |
| D     | 7.160000%           | \$23,669,491.00   | \$141,227.96        | \$141,227.96        | \$0.00                            | \$0.00                              | \$141,227.96          | \$23,669,491.00  |
| E     | 7.810000%           | \$3,153,120.00    | \$20,521.56         | \$20,521.56         | \$0.00                            | \$0.00                              | \$20,521.56           | \$3,153,120.00   |
| F     | 7.810000%           | \$10,264,827.00   | \$66,806.92         | \$66,806.92         | \$0.00                            | \$0.00                              | \$66,806.92           | \$10,264,827.00  |
| G     | 7.810000%           | \$3,158,408.00    | \$20,555.97         | \$20,555.97         | \$0.00                            | \$0.00                              | \$20,555.97           | \$3,158,408.00   |
|       |                     | \$132,486,821.84  | \$904,850.74        | \$904,850.74        | \$593,248.19                      | \$176,158.35                        | \$1,674,257.28        | \$131,717,415.30 |

| Class | Cusip     | Priority    | Principal Type | Interest Type |
|-------|-----------|-------------|----------------|---------------|
| A     | 20162FAA6 | Senior      | Sequential     | Fixed         |
| I     | 20162FAB4 | Senior      | Sequential     | Fixed         |
| B     | 20162FAC2 | Subordinate | Sequential     | Fixed         |
| C     | 20162FAD0 | Subordinate | Sequential     | Fixed         |
| D     | 20162FAE8 | Subordinate | Sequential     | Fixed         |
| E     | N/A       | Subordinate | Pro Rata       | Fixed         |
| F     | N/A       | Subordinate | Pro Rata       | Fixed         |
| G     | N/A       | Subordinate | Pro Rata       | Fixed         |

**Payments per Bond Denomination**

Commercial Capital Access One Series 2

Payment Date: **15-Mar-10**

**Amounts Per Individual Security**

| Class | Original Balance | Original % of Pool | Integral<br>Denomination | Record Date | Interest<br>Accrual | Interest<br>Payment | Principal<br>Payment | Losses | Ending Balance   | Remaining<br>Principal<br>Factor |
|-------|------------------|--------------------|--------------------------|-------------|---------------------|---------------------|----------------------|--------|------------------|----------------------------------|
| A     | \$216,100,730.00 | 69.64%             | \$1,000.00               | February-10 | 0.99615802          | 0.99615802          | 2.74190442           | \$0.00 | \$37,701,329.23  | 0.17446183                       |
| I     | \$326,025.00     | 0.11%              | \$1,000.00               | February-10 | 399.3288009         | 399.32880087        | 2.21039338           | \$0.00 | \$129,235.07     | 0.39639619                       |
| B     | \$20,507,885.00  | 6.61%              | \$1,000.00               | February-10 | 5.69166667          | 5.69166667          | 0.00000000           | \$0.00 | \$20,507,885.00  | 1.00000000                       |
| C     | \$33,133,120.00  | 10.68%             | \$1,000.00               | February-10 | 5.84166667          | 5.84166667          | 0.00000000           | \$0.00 | \$33,133,120.00  | 1.00000000                       |
| D     | \$23,669,491.00  | 7.63%              | \$1,000.00               | February-10 | 5.96666667          | 5.96666667          | 0.00000000           | \$0.00 | \$23,669,491.00  | 1.00000000                       |
| E     | \$3,153,120.00   | 1.02%              | \$1,000.00               | February-10 | 6.50833333          | 6.50833333          | 0.00000000           | \$0.00 | \$3,153,120.00   | 1.00000000                       |
| F     | \$10,264,827.00  | 3.31%              | \$1,000.00               | February-10 | 6.50833333          | 6.50833333          | 0.00000000           | \$0.00 | \$10,264,827.00  | 1.00000000                       |
| G     | \$3,158,408.00   | 1.02%              | \$1,000.00               | February-10 | 6.50833333          | 6.50833333          | 0.00000000           | \$0.00 | \$3,158,408.00   | 1.00000000                       |
|       | \$310,313,606.00 |                    |                          |             |                     |                     |                      |        | \$131,717,415.30 |                                  |

**Commercial Capital Access One  
Series 2**

Monthly Remittance Report  
Commercial Capital Access One Series 2  
Payment Date: 15-Mar-10

Collateral Proceeds Account:

Beginning Balance: \$0.00

Deposits:  
Principal \$769,406.54  
Interest (net of all Servicing and Trustee Fees) \$928,245.96

\$1,697,652.50

Withdrawals:  
Principal Distribution \$769,406.54  
Interest Payments \$904,850.74  
Surplus \$23,395.22

\$1,697,652.50

Ending Balance \$0.00

**Commercial Capital Access One  
Series 2**

**Credit Enhancement Summary**

Commercial Capital Access One Series 2

Payment Date: 15-Mar-10

**Surplus and Guaranty**

| Type             | Purpose | Initial Coverage |            | Beginning Period Coverage |            | Current Period |        | Ending Period Coverage |            |
|------------------|---------|------------------|------------|---------------------------|------------|----------------|--------|------------------------|------------|
|                  |         | %                | \$         | %                         | \$         | Adjustments    | Losses | %                      | \$         |
| Surplus Balance* |         | 7.00%            | 22,103,587 | 15.28%                    | 20,870,473 | 0              | 0      | 15.34%                 | 20,870,473 |

**Sun America Limited Guaranty**

| Type                    | Purpose | Initial Coverage |            | Beginning Period Coverage |           | Current Period |        | Sun Loans  | Ending Period Coverage |           |
|-------------------------|---------|------------------|------------|---------------------------|-----------|----------------|--------|------------|------------------------|-----------|
|                         |         | %                | \$         | %                         | \$        | Adjustments    | Losses | Principal  | %                      | \$        |
| Limited Guaranty Amount |         | 8.06%            | 14,290,065 | 12.70%                    | 6,935,221 | 0.00           | 0.00   | 54,390,849 | 12.75%                 | 6,935,221 |

**Principal Distribution Amount**

|         | Total Distribution |
|---------|--------------------|
| Surplus | \$23,395.22        |

Number of Outstanding Mortgage Loans 62  
 Scheduled Ending Principal Balance of Mortgage Loans \$136,011,533

**Delinquency Statistics**

|           | # of Loans | Current Balance | % of Current Balance |
|-----------|------------|-----------------|----------------------|
| 30 Days   | 1          | \$3,725,153     | 2.74%                |
| 60 Days   | 0          | \$0             | 0.00%                |
| 90 + days | 5          | \$11,799,912    | 8.68%                |
| F/C       | 3          | \$4,545,731     | 3.34%                |
| REO       | 0          | \$0             | 0.00%                |
|           | 9          | \$20,070,796    | 14.76%               |

Servicing Advances \$693,617.00  
 Non-Recoverable Advances on Delinquencies : \$0