

**Commercial Capital Access One  
Series 2**

**Payment Date Report**

Commercial Capital Access One Series 2

Payment Date: 17-May-10

Class	Class Interest Rate	Beginning Balance	Interest Accrual	Interest Payment	Scheduled Principal Payment	Unscheduled Principal Payment	Total Distribution	Ending Balance
A	6.715000%	\$34,056,261.66	\$190,573.16	\$190,573.16	\$590,672.10	\$2,722,097.39	\$3,503,342.65	\$30,743,492.17
I	1200.000000%	\$125,453.13	\$125,453.13	\$125,453.13	\$721.06	\$3,414.64	\$129,588.84	\$121,317.43
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
		\$128,068,565.79	\$875,415.39	\$875,415.39	\$591,393.16	\$2,725,512.03	\$4,192,320.58	\$124,751,660.60

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: 17-May-10

**Amounts Per Individual Security**

Class	Original Balance	Original % of Pool	Integral Denomination	Record Date	Interest Accrual	Interest Payment	Principal Payment	Losses	Ending Balance	Remaining Principal Factor
A	\$216,100,730.00	69.64%	\$1,000.00	April-10	0.88187191	0.88187191	2.73331837	\$0.00	\$30,743,492.17	0.14226464
I	\$326,025.00	0.11%	\$1,000.00	April-10	384.7960537	384.79605366	2.21168382	\$0.00	\$121,317.43	0.37211081
B	\$20,507,885.00	6.61%	\$1,000.00	April-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	April-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	April-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	April-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	April-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	April-10	6.50833333	6.50833333	0.00000000	\$0.00	\$3,158,408.00	1.00000000
	\$310,313,606.00								\$124,751,660.60	

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**Monthly Remittance Report**

Commercial Capital Access One Series 2

Payment Date: 17-May-10

**Collateral Proceeds Account:**

Beginning Balance:	\$0.00		
<b><u>Deposits:</u></b>		<b><u>Withdrawals:</u></b>	
Principal	\$3,316,905.19	Principal Distribution	\$3,316,905.19
Interest (net of all Servicing and Trustee Fees)	\$898,384.59	Interest Payments	\$875,415.39
SunAmerica Guarantee Payment	\$0.00	Surplus	\$22,969.19
	\$4,215,289.78		\$4,215,289.78
		Ending Balance	\$0.00

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**Credit Enhancement Summary**

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**Surplus and Guaranty**

Type	Purpose	Initial Coverage		Beginning Period Coverage		Current Period		Ending Period Coverage	
		%	\$	%	\$	Adjustments	Losses	%	\$
Surplus Balance*		7.00%	22,103,587	16.10%	20,870,473	0	0	16.17%	20,870,473

**Sun America Limited Guaranty**

Type	Purpose	Initial Coverage		Beginning Period Coverage		Current Period		Sun Loans	Ending Period Coverage	
		%	\$	%	\$	Adjustments	Losses	Principal Balance	%	\$
Limited Guaranty Amount		8.06%	14,290,065	13.57%	6,935,221	316,720.00	0.00	50,893,345	13.00%	6,618,501

**Principal Distribution Amount**

	Total Distribution
Surplus	\$22,969.19

Number of Outstanding Mortgage Loans 62  
Scheduled Ending Principal Balance of Mortgage Lc \$129,045,778

**Delinquency Statistics**

	# of Loans	Current Balance	% of Current Balance
30 Days	1	\$3,697,372	2.87%
60 Days	0	\$0	0.00%
90 + days	4	\$8,659,493	6.71%
F/C	3	\$4,505,962	3.49%
REO	0	\$0	0.00%
	8	\$16,862,826	13.07%

Servicing Advances \$704,974.63  
Non-Recoverable Advances on Delinquencies : \$0

\* includes Classes E, F, and G which were issued from the Surplus Balance Amount. See Institutional Offering Memorandum and Series Supplement for complete details.