

RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC.  
HOME EQUITY LOAN TRUST 2006-HSA2  
RESIDENTIAL FUNDING CORPORATION - MASTER SERVICER  
STATEMENT TO CERTIFICATEHOLDERS

DISTRIBUTION SUMMARY

CLASS	CUSIP	ORIGINAL FACE VALUE	PRINCIPAL BALANCE BEFORE DISTRIBUTION	CURRENT PASS-THROUGH RATE	PRINCIPAL DISTRIBUTION	INTEREST DISTRIBUTION	TOTAL DISTRIBUTION	*DEFERRED INTEREST	PRINCIPAL LOSS	ADDITIONAL BALANCE	REMAINING PRINCIPAL BALANCE
A-I-1	76110VTM0	165,375,000.00	108,501,965.40	5.43000 %	8,484,596.61	474,568.00	8,959,164.61	0.00	0.00	0.00	100,017,368.79
A-I-2	76110VTN8	33,249,000.00	33,249,000.00	5.50000 %	0.00	152,379.15	152,379.15	0.00	0.00	0.00	33,249,000.00
A-I-3	76110VTP3	47,862,000.00	47,862,000.00	5.55000 %	0.00	221,344.18	221,344.18	0.00	0.00	0.00	47,862,000.00
A-I-4	76110VTQ1	20,949,000.00	20,949,000.00	5.81000 %	0.00	101,420.02	101,420.02	0.00	0.00	0.00	20,949,000.00
A-I-5	76110VTR9	29,715,000.00	29,715,000.00	5.63000 %	0.00	139,401.81	139,401.81	0.00	0.00	0.00	29,715,000.00
A-II	76110VTS7	150,750,000.00	102,880,702.88	5.49000 %	4,152,895.19	454,772.10	4,607,667.29	0.00	0.00	0.00	98,727,807.69
A-II-VFN		0.00	0.00	5.49000 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SB-I		2,854,823.40	7,422,715.54	0.00000 %	0.00	0.00	0.00	55,447.05	0.00	0.00	7,478,162.59
SB-II		0.00	1,419,506.64	0.00000 %	0.00	0.00	0.00	165,678.35	0.00	0.00	1,585,184.99
R-I		0.00	0.00	0.00000 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
R-II		0.00	0.00	0.00000 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		450,754,823.40	351,999,890.46		12,637,491.80	1,543,885.26	14,181,377.06	221,125.40	0.00	0.00	339,583,524.06

DISTRIBUTION FACTOR SUMMARY  
AMOUNTS PER \$1,000 UNIT

CLASS	PRINCIPAL BALANCE BEFORE DISTRIBUTION	PRINCIPAL DISTRIBUTION	INTEREST DISTRIBUTION	ADDITIONAL BALANCE	TOTAL DISTRIBUTION	DEFERRED INTEREST	PRINCIPAL BALANCE AFTER DISTRIBUTION	DETERMINATION DATE	20-December-2006
A-I-1	656.096541	50.969914	2.869648	0.000000	53.839562	0.000000	604.791346	PAYMENT DATE	26-December-2006
A-I-2	1,000.000000	0.000000	4.582969	0.000000	4.582969	0.000000	1,000.000000	RESIDENTIAL FUNDING CORPORATION 2255 NORTH ONTARIO STREET, SUITE 400 BURBANK, CA 91504-2130 (818) 260-1400 www.gmacrfc.com/investors/	
A-I-3	1,000.000000	0.000000	4.624633	0.000000	4.624633	0.000000	1,000.000000		
A-I-4	1,000.000000	0.000000	4.841282	0.000000	4.841282	0.000000	1,000.000000		
A-I-5	1,000.000000	0.000000	4.691294	0.000000	4.691294	0.000000	1,000.000000		
A-II	682.459057	26.449200	3.016730	0.000000	29.465930	0.000000	654.910830		

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INTEREST DISTRIBUTION SUMMARY

CLASS	RECORD DATE	ACCRUAL DATES	INTEREST ACCRUAL METHODOLOGY	ACCRUED CERTIFICATE INTEREST	PREPAYMENT INTEREST SHORTFALL ALLOCATED	SERVICEMEMBERS CIVIL RELIEF ACT SHORTFALL ALLOCATED	PRIOR PERIOD SHORTFALLS REPAID	CERTIFICATE INTEREST DISTRIBUTION AMOUNT
A-I-1	12/22/2006	11/27/2006-12/25/2006	Actual/360	474,605.68	0.00	37.68	0.00	474,568.00
A-I-2	11/30/2006	11/01/2006-11/30/2006	30/360	152,391.25	0.00	12.10	0.00	152,379.15
A-I-3	11/30/2006	11/01/2006-11/30/2006	30/360	221,361.75	0.00	17.57	0.00	221,344.18
A-I-4	11/30/2006	11/01/2006-11/30/2006	30/360	101,428.08	0.00	8.05	0.00	101,420.02
A-I-5	11/30/2006	11/01/2006-11/30/2006	30/360	139,412.88	0.00	11.07	0.00	139,401.81
A-II	11/30/2006	11/01/2006-11/30/2006	30/360	454,989.91	217.81	217.81	796.36	454,772.10
A-II-VFN	11/30/2006	11/01/2006-11/30/2006	30/360	0.00	0.00	0.00	0.00	0.00
SB-I	11/30/2006	11/01/2006-11/30/2006	30/360	0.00	0.00	0.00	0.00	0.00
SB-II	11/30/2006	11/01/2006-11/30/2006	30/360	0.00	0.00	0.00	0.00	0.00
R-I	11/30/2006	11/01/2006-11/30/2006	30/360	0.00	0.00	0.00	0.00	0.00
R-II	11/30/2006	11/01/2006-11/30/2006	30/360	0.00	0.00	0.00	0.00	0.00
DEAL TOTALS				1,544,189.55	217.81	304.28	796.36	1,543,885.26

PREPAYMENT INTEREST SHORTFALL AMOUNTS						BASIS RISK/NET WAC SHORTFALL AMOUNTS				
CLASS	CURRENT PERIOD	PRIOR PERIOD UNPAID	PRIOR UNPAID ACCRUED INTEREST	TOTAL PAID	REMAINING UNPAID	CURRENT PERIOD	PRIOR PERIOD UNPAID	PRIOR UNPAID ACCRUED INTEREST	TOTAL PAID	REMAINING UNPAID
A-I-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-I-2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-I-3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-I-4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-I-5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-II	0.00	796.36	3.52	575.03	221.33	217.81	0.00	0.00	0.00	217.81
DEAL TOTALS	0.00	796.36	3.52	575.03	221.33	217.81	0.00	0.00	0.00	217.81

INDEX VALUE USED FOR THE CURRENT DISTRIBUTION :

0.00000

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COLLATERAL SUMMARY

POOL/GROUP	MASTER SERVICER FEE AMOUNT	SUBSERVICER FEE AMOUNT	WEIGHTED AVERAGE GROSS RATE	WEIGHTED AVERAGE NET RATE	WEIGHTED AVERAGE REMAINING AMORTIZATION TERM	WEIGHTED AVERAGE MONTHS TO MATURITY	WEIGHTED AVERAGE REMAINING DRAW MONTHS	PERCENTAGE OF DELINQUENT LOANS	ADDITIONAL DRAW AMOUNTS
GROUP I -50280	16,513.14	103,208.30	8.79489231 %	8.04489231 %	311.57	195.04	0.00	0.9597629 %	0.00
GROUP II-50281	6,953.30	43,458.75	10.81717587 %	10.43500952 %	0.00	251.47	130.03	3.8594232 %	522,724.52
DEAL TOTALS	23,466.44	146,667.05						1.8163227 %	522,724.52

POOL/GROUP	BEGINNING OF PERIOD COUNT	AMOUNT	PAYOFFS COUNT	AMOUNT	REPURCHASES COUNT	AMOUNT	LIQUIDATIONS COUNT	AMOUNT	END OF PERIOD COUNT	AMOUNT
GROUP I (50280)	5,211	247,699,680.94	129	7,442,779.58	0	0.00	5	471,527.90	5,077	239,270,531.38
GROUP II (50281)	1,935	104,300,209.52	61	3,644,171.48	0	0.00	3	254,098.00	1,861	100,312,992.68
DEAL TOTALS	7,146	351,999,890.46	190	11,086,951.06	0	0.00	8	725,625.90	6,938	339,583,524.06

DELINQUENCY SUMMARY

CURRENT				DELINQUENCY									
				30-59 DAYS		60-89 DAYS		90-119 DAYS		120-149 DAYS		150-179 DAYS	
POOL/GROUP	COUNT	AMOUNT		COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT
GROUP I (50280)	5,014	235,609,136.30		19	777,193.89	12	865,861.07	12	653,374.84	11	589,262.96	9	775,702.32
GROUP II (50281)	1,802	95,828,147.18		22	1,703,815.73	16	1,336,246.15	10	831,441.08	6	336,347.69	5	276,994.85
DEAL TOTALS	6,816	331,437,283.48		41	2,481,009.62	28	2,202,107.22	22	1,484,815.92	17	925,610.65	14	1,052,697.17

180+ DAYS			FORECLOSURE		REO LOANS		PAID OFF		REPURCHASED		LIQUIDATED	
POOL/GROUP	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT
GROUP I (50280)	0	0.00	0	0.00	0	0.00	129	7,442,779.58	0	0.00	5	471,527.90
GROUP II (50281)	0	0.00	0	0.00	0	0.00	61	3,644,171.48	0	0.00	3	254,098.00
DEAL TOTALS	0	0.00	0	0.00	0	0.00	190	11,086,951.06	0	0.00	8	725,625.90

Delinquency information appearing on this statement has been derived using the OTS method.

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COLLECTIONS SUMMARY

	GROUP I (50280)	GROUP II (50281)	DEAL TOTALS
(1) INTEREST COLLECTIONS	1,650,127.35	887,408.54	2,537,535.89
(2) PRINCIPAL COLLECTIONS	7,957,621.66	4,255,843.36	12,213,465.02
(3) ADDITIONAL BALANCE	0.00	522,724.52	522,724.52
(4) NET PRINCIPAL COLLECTIONS	7,957,621.66	3,733,118.84	11,690,740.50
(5) ADJUSTMENT AMOUNT	0.00	0.00	0.00
(6) INSURED PAYMENT AMOUNT	0.00	0.00	0.00
(7) TOTAL COLLECTIONS AMOUNT	9,607,749.01	4,620,527.38	14,228,276.39

ALLOCATION OF PAYMENTS

	GROUP I (50280)	GROUP II (50281)	DEAL TOTALS
(1) TOTAL COLLECTIONS	9,607,749.01	4,620,527.38	14,228,276.39
(2) INTEREST DISTRIBUTION AMOUNT	1,089,113.16	454,772.10	1,543,885.26
(3) PRINCIPAL COLLECTION DISTRIBUTION AMOUNT	7,957,621.66	3,733,118.84	11,690,740.50
(4) LIQUIDATION LOSS DISTRIBUTION AMOUNT	471,527.90	254,098.00	725,625.90
(5) CREDIT ENHANCEMENT PREMIUM AMOUNT	34,039.24	12,860.09	46,899.33
(6) CREDIT ENHANCEMENT REIMBURSEMENT AMOUNT	0.00	0.00	0.00
(7) OVERCOLLATERALIZATION INCREASE AMOUNT	55,447.05	165,678.35	221,125.40
(8) CREDIT ENHANCEMENT - OTHER AMOUNTS OWED	0.00	0.00	0.00
(9) PREPAYMENT INTEREST SHORTFALL	0.00	0.00	0.00
(10) BASIS RISK/NET WAC SHORTFALL	0.00	0.00	0.00
(11) SERVICEMEMBERS CIVIL RELIEF ACT SHORTFALL	0.00	217.81	217.81
(12) REMAINING AMOUNT TO SB CERTIFICATES	0.00	0.00	0.00

PREPAYMENT FEE SUMMARY

	GROUP I (50280)	GROUP II (50281)	DEAL TOTALS
(1) PREPAYMENT FEE COLLECTED	9,480.07	0.00	9,480.07
(2) PREPAYMENT FEE PAID TO SB CERTIFICATES	9,480.07	0.00	9,480.07

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LIQUIDATION LOSS SUMMARY

CURRENT PERIOD REALIZED LOSSES		DEEMED LIQUIDATIONS	CHARGE-OFFS	BANKRUPTCY	TOTAL LIQUIDATIONS
GROUP I (50280)	(1) LOSS COUNT	2	3	0	5
	(2) BEGINNING AGGREGATE ACTUAL BALANCE	349,652.65	121,875.25	0.00	471,527.90
	(3) REALIZED LOSS AMOUNT	349,652.65	121,875.25	0.00	471,527.90
GROUP II (50281)	(1) LOSS COUNT	2	1	0	3
	(2) BEGINNING AGGREGATE ACTUAL BALANCE	136,300.00	117,798.00	0.00	254,098.00
	(3) REALIZED LOSS AMOUNT	136,300.00	117,798.00	0.00	254,098.00
DEAL TOTAL	(1) LOSS COUNT	4	4	0	8
	(2) BEGINNING AGGREGATE ACTUAL BALANCE	485,952.65	239,673.25	0.00	725,625.90
	(3) REALIZED LOSS AMOUNT	485,952.65	239,673.25	0.00	725,625.90
CUMULATIVE REALIZED LOSSES		DEEMED LIQUIDATIONS	CHARGE-OFFS	BANKRUPTCY	TOTAL LIQUIDATIONS
GROUP I (50280)	(1) LOSS COUNT	12	7	0	19
	(2) TOTAL REALIZED LOSS	1,020,923.34	311,763.68	0.00	1,332,687.02
GROUP II (50281)	(1) LOSS COUNT	10	2	0	12
	(2) TOTAL REALIZED LOSS	1,307,336.28	180,138.84	0.00	1,487,475.12
DEAL TOTAL	(1) LOSS COUNT	22	9	0	31
	(2) TOTAL REALIZED LOSS	2,328,259.62	491,902.52	0.00	2,820,162.14
SUBSEQUENT RECOVERIES		CURRENT PERIOD	CUMULATIVE		
GROUP I (50280)	(1) SUBSEQUENT RECOVERIES COUNT	2	5		
	(2) SUBSEQUENT PRINCIPAL RECOVERIES	4,227.39	93,636.45		
	(3) NET LOSS	467,300.51	1,239,050.57		
	(4) NET LOSS %	0.155764 %	0.413010 %		
GROUP II (50281)	(1) SUBSEQUENT RECOVERIES COUNT	1	3		
	(2) SUBSEQUENT PRINCIPAL RECOVERIES	0.00	0.00		
	(3) NET LOSS	254,098.00	1,487,475.12		
	(4) NET LOSS %	0.169398 %	0.991648 %		
DEAL TOTAL	(1) SUBSEQUENT RECOVERIES COUNT	3	8		
	(2) SUBSEQUENT PRINCIPAL RECOVERIES	4,227.39	93,636.45		
	(3) NET LOSS	721,398.51	2,726,525.69		
	(4) NET LOSS %	0.160309 %	0.160309 %		

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PERFORMANCE TRIGGER SUMMARY

POOL/GROUP	TRIGGER TEST NAME	TRIGGER TEST DESCRIPTION	TRIGGER TEST RESULT
GROUP I (50280)	Group I Stepdown Date - Clause (x)	Payment Date >= 09/25/2008	Fail
GROUP I (50280)	Group I Stepdown Date - Clause (y)	Pool Balance < 50% of Cut-Off Balance	Fail
GROUP I (50280)	Group I Stepdown Date	Later to occur of Clause (x) and Clause (y)	Stepdown Date has not occurred
GROUP I (50280)	Group I Trigger Event (i)	Agg. Liq. Loss Amt > 1.25% plus 1/6 of 0.60% * Cut-off Date Bal	Trigger not in effect
GROUP I (50280)	Group I Trigger Event (ii)	Agg. Liq. Loss Amt > 1.85% plus 1/12 of 0.40% * Cut-off Date Bal	Trigger not in effect
GROUP I (50280)	Group I Trigger Event (iii)	Agg. Liq. Loss Amt > 2.25% plus 1/12 of 0.25% * Cut-off Date Bal	Trigger not in effect
GROUP I (50280)	Group I Trigger Event (iv)	Agg. Liq. Loss Amt > 2.50% plus 1/12 of 0.25% * Cut-off Date Bal	Trigger not in effect
GROUP I (50280)	Group I Trigger Event (v)	Agg. Liq. Loss Amt > 2.75% * Cut-off Date Balance	Trigger not in effect
GROUP I (50280)	Group I Trigger Event (vi)	Rolling Three Month Delinquency Percentage >= 3.00%	Trigger not in effect
GROUP I (50280)	Rolling 3-Month Liq. Loss Coverage Test	Three Month Excess Spread/Aggregate Liquidation Loss Amount >= 2.00	Trigger not in effect
GROUP II (50281)	Group II Stepdown Date - Clause (x)	Payment Date >= 09/25/2008	Fail
GROUP II (50281)	Group II Stepdown Date - Clause (y)	Pool Balance < 50% of Cut-Off Balance	Fail
GROUP II (50281)	Group II Stepdown Date	Later to occur of Clause (x) and Clause (y)	Stepdown Date has not occurred
GROUP II (50281)	Group II Trigger Event (i)	Agg. Liq. Loss Amt > 2.00% plus 1/12 of 0.50% * Cut-off Date Bal	Trigger not in effect
GROUP II (50281)	Group II Trigger Event (ii)	Agg. Liq. Loss Amt > 2.00% plus 1/12 of 0.50% * Cut-off Date Bal	Trigger not in effect
GROUP II (50281)	Group II Trigger Event (iii)	Agg. Liq. Loss Amt > 2.50% plus 1/12 of 0.50% * Cut-off Date Bal	Trigger not in effect
GROUP II (50281)	Group II Trigger Event (iv)	Agg. Liq. Loss Amt > 3.00% plus 1/12 of 0.50% * Cut-off Date Bal	Trigger not in effect
GROUP II (50281)	Group II Trigger Event (v)	Agg. Liq. Loss Amt > 3.50% * Cut-off Date Balance	Trigger not in effect
GROUP II (50281)	Group II Trigger Event (vi)	Rolling Three Month Delinquency Percentage >= 3.50%	Trigger not in effect

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OVERCOLLATERALIZATION SUMMARY

		PRIOR REQUIRED OVERCOLLATERALIZATION AMOUNT	BEGINNING OVERCOLLATERALIZATION/ UNDERCOLLATERALIZATION AMOUNT	OVERCOLLATERALIZATION INCREASE AMOUNT	OVERCOLLATERALIZATION REDUCTION AMOUNT	ENDING OVERCOLLATERALIZATION/ UNDERCOLLATERALIZATION AMOUNT	CURRENT REQUIRED OVERCOLLATERALIZATION AMOUNT
GROUP I	(50280)	11,400,183.29	7,422,715.54	55,447.05	0.00	7,478,162.59	11,400,183.29
GROUP II	(50281)	5,025,008.81	1,419,506.64	165,678.35	0.00	1,585,184.99	5,025,008.81
DEAL TOTALS		16,425,192.10	8,842,222.18	221,125.40	0.00	9,063,347.58	16,425,192.10

CREDIT ENHANCEMENT SUMMARY

POOL/GROUP	CREDIT ENHANCER	CREDIT ENHANCEMENT PREMIUM AMOUNT	CREDIT ENHANCEMENT DRAW AMOUNT	CREDIT ENHANCEMENT REIMBURSEMENT AMOUNT	CREDIT ENHANCEMENT UNREIMBURSED AMOUNT
GROUP I	(50280) Financial Guaranty Insurance Company	34,039.24	0.00	0.00	0.00
GROUP II	(50281) Financial Guaranty Insurance Company	12,860.09	0.00	0.00	0.00
DEAL TOTALS		46,899.33	0.00	0.00	0.00

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REPURCHASE SUMMARY

POOL/GROUP	BREACH OF REPS AND WARRANTIES		OPTIONAL REPURCHASE OF DEFAULTED LOANS		SELLER SERVICER REPURCHASES		TOTAL	
	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT
GROUP I (50280)	0	0.00	0	0.00	0	0.00	0	0.00
GROUP II (50281)	0	0.00	0	0.00	0	0.00	0	0.00
DEAL TOTALS	0	0.00	0	0.00	0	0.00	0	0.00

MISCELLANEOUS INFORMATION SUMMARY

	CURRENT PERIOD SERVICE MEMBERS CIVIL RELIEF ACT INTEREST SHORTFALL	CURRENT PERIOD LOAN MODIFICATION RATE REDUCTION INTEREST SHORTFALL	CURRENT YEAR LIEN RELEASE LOAN COUNT	CURRENT YEAR LIEN RELEASE LOAN AMOUNT	CUMULATIVE LIEN RELEASE LOAN COUNT	CUMULATIVE LIEN RELEASE LOAN AMOUNT
GROUP I (50280)	86.47	0.00	0	0.00	0	0.00
GROUP II (50281)	217.81	0.00	0	0.00	0	0.00
DEAL TOTALS	304.28	0.00	0	0.00	0	0.00

	LIEN RELEASE OUTSTANDING PRINCIPAL AMOUNT AS A PERCENTAGE OF POOL BALANCE	CURRENT PERIOD ADVANCES OUTSTANDING	CURRENT PERIOD ADVANCES REIMBURSED
GROUP I (50280)	0.00000	0.00	0.00
GROUP II (50281)	0.00000	0.00	0.00
DEAL TOTALS	0.00000	0.00	0.00

Notes:

The servicer may in its reasonable discretion make advances to pay off a first lien mortgage so that upon the servicer's foreclosure of the second mortgage, the property will be acquired free and clear of the first lien. When the sale of the acquired property is completed, such advances will be reimbursed from the sales proceeds.

As of October 2, 2006, the Bank of New York became the Trustee on all transactions on which JP Morgan Chase Bank was the Trustee.

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