

135 S. LaSalle Street, Suite 1625  
Chicago, IL 60603  
USA

**J.P. Morgan Chase Commercial Mortgage Securities Corp.**  
**Commercial Mortgage Pass Through Certificates**  
**Series 2008-C2**

Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
Prior Payment: N/A  
Next Payment: 14-Jul-08  
Record Date: 30-May-08

## Administrator:

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**Reporting Package Table of Contents**

## Analyst:

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Issue Id:	JPMC08C2
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Closing Date:	8-May-2008
First Payment Date:	12-Jun-2008
Rated Final Payment Date:	12-Feb-2051
Determination Date:	6-Jun-2008
Trust Collection Period	
5/7/2008 - 6/6/2008	

**Parties to the Transaction**

Depositor: J.P. Morgan Chase Commercial Mortgage Securities Corp.

Master Servicer: Midland Loan Services, Inc./Wells Fargo Bank, N.A.

Mortgage Loan Seller: CIBC Inc./JPMorgan Chase Bank, N.A./PNC Bank, National Association

Rating Agency: Fitch, Inc./Moody's Investors Service, Inc.

Special Servicer: CW Capital Asset Management LLC

Underwriter: CIBC World Markets Corp./JP Morgan Securities Inc/PNC Capital Markets LLC

**Information is available for this issue from the following sources**

LaSalle Global Trust Services Web Site	www.etrustee.net
Servicer Web Site	www.midlandls.com,www.wellsfargo.com
LaSalle Global Trust Services Factor Line	800.246.5761

**J.P. Morgan Chase Commercial Mortgage Securities Corp.**  
**Commercial Mortgage Pass Through Certificates**  
**Series 2008-C2**

WAC: 6.845547%  
WAMM: 106  
Current Index: 2.673750%  
Next Index: 2.475000%

Statement Date: 12-Jun-08  
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Prior Payment: N/A  
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**Bond Payment**

Class	Original Face Value (1)	Opening Balance	Principal Payment	Principal Adj. or Loss	Negative Amortization	Closing Balance	Interest Payment (2)	Interest Adjustment	Pass-Through Rate
CUSIP		Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Next Rate(3)
A1 46632MBQ2	23,396,000.00	23,396,000.00 1000.000000000	182,194.33 7.787413660	0.00 0.000000000	0.00 0.000000000	23,213,805.67 992.212586340	97,814.78 4.180833476	0.00 0.000000000	5.01700000000% Fixed
A2 46632MBS8	68,126,000.00	68,126,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	68,126,000.00 1000.000000000	332,398.11 4.879166691	0.00 0.000000000	5.85500000000% Fixed
A3 46632MBW9	105,514,000.00	105,514,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	105,514,000.00 1000.000000000	552,893.36 5.240000000	0.00 0.000000000	6.28800000000% Fixed
A4 46632MBY5	354,554,000.00	354,554,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	354,554,000.00 1000.000000000	1,792,861.39 5.056666657	0.00 0.000000000	6.06800000000% Fixed
A4FL_REG	145,000,000.00	145,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	145,000,000.00 1000.000000000	724,758.33 4.998333310	0.00 0.000000000	5.99800000000% Fixed
ASB 46632MCC2	54,460,000.00	54,460,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	54,460,000.00 1000.000000000	277,972.92 5.104166728	0.00 0.000000000	6.12500000000% 6.12500000000%
A1A 46632MCE8	65,075,000.00	65,075,000.00 1000.000000000	20,261.17 0.311351056	0.00 0.000000000	0.00 0.000000000	65,054,738.83 999.688648944	325,266.54 4.998333308	0.00 0.000000000	5.99800000000% Fixed
AM 46632MCJ7	116,589,000.00	116,589,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	116,589,000.00 1000.000000000	660,559.09 5.665706799	0.00 0.000000000	6.7988481509% 6.5794966659%
AJ 46632MCL2	61,209,000.00	61,209,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	61,209,000.00 1000.000000000	346,792.25 5.665706840	0.00 0.000000000	6.7988481509% 6.5794966659%
B 46632MAG5/U48185AD1/46632MAH3	14,574,000.00	14,574,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	14,574,000.00 1000.000000000	82,572.01 5.665706738	0.00 0.000000000	6.7988481509% 6.5794966659%
C 46632MAJ9/U48185AE9/46632MAK6	14,574,000.00	14,574,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	14,574,000.00 1000.000000000	82,572.01 5.665706738	0.00 0.000000000	6.7988481509% 6.5794966659%
D 46632MAL4/U48185AF6/46632MAM2	10,201,000.00	10,201,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	10,201,000.00 1000.000000000	57,795.87 5.665706303	0.00 0.000000000	6.7988481509% 6.5794966659%
E 46632MAN0/U48185AG4/46632MAP5	10,202,000.00	10,202,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	10,202,000.00 1000.000000000	57,801.54 5.665706724	0.00 0.000000000	6.7988481509% 6.5794966659%
F 46632MAQ3/U48185AH2/46632MAR1	13,116,000.00	13,116,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	13,116,000.00 1000.000000000	74,311.41 5.665706770	0.00 0.000000000	6.7988481509% 6.5794966659%
G 46632MAS9/U48185AJ8/46632MAT7	11,659,000.00	11,659,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	11,659,000.00 1000.000000000	66,056.48 5.665707179	0.00 0.000000000	6.7988481509% 6.5794966659%
H 46632MAU4/U48185AK5/46632MAV2	16,031,000.00	16,031,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	16,031,000.00 1000.000000000	90,826.95 5.665707068	0.00 0.000000000	6.7988481509% 6.5794966659%
J 46632MAW0/U48185AL3/46632MAX8	14,574,000.00	14,574,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	14,574,000.00 1000.000000000	82,572.01 5.665706738	0.00 0.000000000	6.7988481509% 6.5794966659%

Notes: (1) N denotes notional balance not included in total (2) Accrued Interest Plus/Minus Interest Adjustment Minus Deferred Interest equals Interest Payment (3) Estimated. \* Denotes Controlling Class

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WAC: 6.845547%  
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Current Index: 2.673750%  
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Statement Date: 12-Jun-08  
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**Bond Payment**

Class	Original Face Value (1)	Opening Balance	Principal Payment	Principal Adj. or Loss	Negative Amortization	Closing Balance	Interest Payment (2)	Interest Adjustment	Pass-Through Rate
CUSIP		Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Next Rate(3)
K	14,573,000.00	14,573,000.00	0.00	0.00	0.00	14,573,000.00	82,566.35	0.00	6.7988481509%
46632MAY6/U48185AM1/46632MAZ3		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	5.665707130	0.000000000	6.5794966659%
L	8,745,000.00	8,745,000.00	0.00	0.00	0.00	8,745,000.00	31,365.40	0.00	4.3040000000%
46632MBA7/U48185AN9/46632MBB5		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	3.586666667	0.000000000	4.3040000000%
M	4,372,000.00	4,372,000.00	0.00	0.00	0.00	4,372,000.00	15,680.91	0.00	4.3040000000%
46632MBC3/U48185AP4/46632MBD1		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	3.586667429	0.000000000	4.3040000000%
N	5,829,000.00	5,829,000.00	0.00	0.00	0.00	5,829,000.00	20,906.68	0.00	4.3040000000%
46632MBE9/U48185AQ2/46632MBF6		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	3.586666667	0.000000000	4.3040000000%
P	4,372,000.00	4,372,000.00	0.00	0.00	0.00	4,372,000.00	15,680.91	0.00	4.3040000000%
46632MBG4/U48185AR0/46632MBH2		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	3.586667429	0.000000000	4.3040000000%
Q	2,915,000.00	2,915,000.00	0.00	0.00	0.00	2,915,000.00	10,455.13	0.00	4.3040000000%
46632MBJ8/U48185AS8/46632MBK5		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	3.586665523	0.000000000	4.3040000000%
T	4,372,000.00	4,372,000.00	0.00	0.00	0.00	4,372,000.00	15,680.91	0.00	4.3040000000%
46632MBL3/U48185AT6/46632MBM1		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	3.586667429	0.000000000	4.3040000000%
NR	21,861,035.00	21,861,035.00	0.00	0.00	0.00	21,861,035.00	78,408.25	0.00	4.3040000000%
46632MBN9/U48185AU3/46632MBP4		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	3.586666871	0.000000000	4.3040000000%
X	1,165,893,035.00 N	1,165,893,035.00	0.00	0.00	0.00	1,165,690,579.50	629,038.49	0.00	0.6474403731%
46632MCG3		1000.000000000	0.000000000	0.000000000	0.000000000	999.826351566	0.539533620	0.000000000	0.4838531239%
R	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
46632MAA8		0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	
LR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
46632MAC4		0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	
Total	1,165,893,035.00	1,165,893,035.00	202,455.50	0.00	0.00	1,165,690,579.50	6,605,608.08	0.00	

**Total P&I Payment 6,808,063.58**

Notes: (1) N denotes notional balance not included in total (2) Accrued Interest Plus/Minus Interest Adjustment Minus Deferred Interest equals Interest Payment (3) Estimated. \* Denotes Controlling Class

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**Grantor Trust**

Class	Original Face Value (1)	Opening Balance	Principal Payment	Principal Adj. or Loss	Negative Amortization	Closing Balance	Interest Payment (2)	Interest Adjustment	Pass-Through Rate
CUSIP		Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Next Rate(3)
A4FL 46632MCA6	145,000,000.00	145,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	145,000,000.00 1000.000000000	588,382.81 4.057812483	0.00 0.000000000	4.1737500000% 3.9750000000%
<b>Total</b>	<b>145,000,000.00</b>	<b>145,000,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>145,000,000.00</b>	<b>588,382.81</b>	<b>0.00</b>	

Total P&I Payment	588,382.81
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Statement Date: 12-Jun-08  
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Next Payment: 14-Jul-08  
Record Date: 30-May-08

**Cash Reconciliation Summary**

Interest Summary	
Current Scheduled Interest	6,584,638.40
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	65,955.81
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
<b>Total</b>	<b>6,650,594.21</b>
<b>Unscheduled Interest:</b>	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
<b>Total</b>	<b>0.00</b>

Less Fee Paid To Servicer	(43,440.03)
Less Fee Strips Paid by Servicer	0.00

Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Interest Due Serv on Advances	0.00
Non Recoverable Advances	0.00
Misc. Fees & Expenses	0.00
<b>Total Unscheduled Fees &amp; Expenses</b>	<b>0.00</b>

<b>Total Interest Due Trust</b>	<b>6,607,154.18</b>
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(1,546.09)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
<b>Total</b>	<b>(1,546.09)</b>
<b>Total Interest Due Certs</b>	<b>6,605,608.09</b>

Principal Summary	
<b>Scheduled Principal:</b>	
Current Scheduled Principal	195,066.31
Advanced Scheduled Principal	7,389.19
<b>Scheduled Principal</b>	<b>202,455.50</b>
<b>Unscheduled Principal:</b>	
Curtailments	0.00
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
<b>Total Unscheduled Principal</b>	<b>0.00</b>
<b>Remittance Principal</b>	<b>202,455.50</b>

<b>Remittance P&amp;I Due Trust</b>	<b>6,809,609.68</b>
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<b>Remittance P&amp;I Due Certs</b>	<b>6,808,063.59</b>
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Pool Balance Summary		
	Balance	Count
Beginning Pool	1,165,893,035.41	79
Scheduled Principal	202,455.50	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
<b>Ending Pool</b>	<b>1,165,690,579.91</b>	<b>79</b>

Non-P&I Servicing Advance Summary	
	Amount
Prior Outstanding	0.00
Plus Current Period	0.00
Less Recovered	0.00
Less Non Recovered	0.00
<b>Ending Outstanding</b>	<b>0.00</b>

Servicing Fee Summary	
Current Servicing Fees	43,440.03
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	385.74
<b>Total Servicing Fees</b>	<b>43,825.77</b>

Cumulative Prepayment Consideration Received	
Prepayment Premiums	0.00
Yield Maintenance	0.00
Other Interest	0.00

PPIS Summary	
Gross PPIS	0.00
Reduced by PPiE	0.00
Reduced by Shortfalls in Fees	0.00
Reduced by Other Amounts	0.00
<b>PPIS Reducing Scheduled Interest</b>	<b>0.00</b>
<b>PPIS Reducing Servicing Fee</b>	<b>0.00</b>
<b>PPIS Due Certificate</b>	<b>0.00</b>

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	0.00	0.00
Plus Current Period	7,389.19	65,955.81
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
<b>Ending Outstanding</b>	<b>7,389.19</b>	<b>65,955.81</b>

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**Commercial Mortgage Pass Through Certificates**  
**Series 2008-C2**

Statement Date: 12-Jun-08  
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Next Payment: 14-Jul-08  
Record Date: 30-May-08

**Cash Reconciliation Summary Loan Group I**

Interest Summary	
Current Scheduled Interest	6,234,213.09
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	51,201.93
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
<b>Total</b>	<b>6,285,415.02</b>
<b>Unscheduled Interest:</b>	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
<b>Total</b>	<b>0.00</b>

Less Fee Paid To Servicer	(40,476.19)
Less Fee Strips Paid by Servicer	0.00

Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Interest Due Serv on Advances	0.00
Non Recoverable Advances	0.00
Misc. Fees & Expenses	0.00
<b>Total Unscheduled Fees &amp; Expenses</b>	<b>0.00</b>

<b>Total Interest Due Trust</b>	<b>6,244,938.83</b>
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(1,459.81)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
<b>Total</b>	<b>(1,459.81)</b>

<b>Total Interest Due Certs</b>	<b>6,243,479.02</b>
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Principal Summary	
<b>Scheduled Principal:</b>	
Current Scheduled Principal	176,726.09
Advanced Scheduled Principal	5,468.24
<b>Scheduled Principal</b>	<b>182,194.33</b>
<b>Unscheduled Principal:</b>	
Curtailments	0.00
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
<b>Total Unscheduled Principal</b>	<b>0.00</b>
<b>Remittance Principal</b>	<b>182,194.33</b>

<b>Remittance P&amp;I Due Trust</b>	<b>6,427,133.16</b>
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<b>Remittance P&amp;I Due Certs</b>	<b>6,425,673.35</b>
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Pool Balance Summary		
	Balance	Count
Beginning Pool	1,100,817,390.74	69
Scheduled Principal	182,194.33	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
<b>Ending Pool</b>	<b>1,100,635,196.41</b>	<b>69</b>

Non-P&I Servicing Advance Summary	
	Amount
Prior Outstanding	0.00
Plus Current Period	0.00
Less Recovered	0.00
Less Non Recovered	0.00
<b>Ending Outstanding</b>	<b>0.00</b>

Servicing Fee Summary	
Current Servicing Fees	40,476.19
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	295.78
<b>Total Servicing Fees</b>	<b>40,771.97</b>

Cumulative Prepayment Consideration Received	
Prepayment Premiums	0.00
Yield Maintenance	0.00
Other Interest	0.00

PPIS Summary	
Gross PPIS	0.00
Reduced by PPiE	0.00
Reduced by Shortfalls in Fees	0.00
Reduced by Other Amounts	0.00
<b>PPIS Reducing Scheduled Interest</b>	<b>0.00</b>
<b>PPIS Reducing Servicing Fee</b>	<b>0.00</b>
<b>PPIS Due Certificate</b>	<b>0.00</b>

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	0.00	0.00
Plus Current Period	5,468.24	51,201.93
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
<b>Ending Outstanding</b>	<b>5,468.24</b>	<b>51,201.93</b>

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**Cash Reconciliation Summary Loan Group II**

Interest Summary	
Current Scheduled Interest	350,425.31
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	14,753.88
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
<b>Total</b>	<b>365,179.19</b>
<b>Unscheduled Interest:</b>	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
<b>Total</b>	<b>0.00</b>

Less Fee Paid To Servicer	(2,963.84)
Less Fee Strips Paid by Servicer	0.00

Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Interest Due Serv on Advances	0.00
Non Recoverable Advances	0.00
Misc. Fees & Expenses	0.00
<b>Total Unscheduled Fees &amp; Expenses</b>	<b>0.00</b>

<b>Total Interest Due Trust</b>	<b>362,215.35</b>
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(86.28)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
<b>Total</b>	<b>(86.28)</b>

<b>Total Interest Due Certs</b>	<b>362,129.07</b>
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Principal Summary	
<b>Scheduled Principal:</b>	
Current Scheduled Principal	18,340.22
Advanced Scheduled Principal	1,920.95
<b>Scheduled Principal</b>	<b>20,261.17</b>
<b>Unscheduled Principal:</b>	
Curtailments	0.00
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
<b>Total Unscheduled Principal</b>	<b>0.00</b>
<b>Remittance Principal</b>	<b>20,261.17</b>

<b>Remittance P&amp;I Due Trust</b>	<b>382,476.52</b>
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<b>Remittance P&amp;I Due Certs</b>	<b>382,390.24</b>
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Pool Balance Summary		
	Balance	Count
Beginning Pool	65,075,644.67	10
Scheduled Principal	20,261.17	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
<b>Ending Pool</b>	<b>65,055,383.50</b>	<b>10</b>

Non-P&I Servicing Advance Summary	
	Amount
Prior Outstanding	0.00
Plus Current Period	0.00
Less Recovered	0.00
Less Non Recovered	0.00
<b>Ending Outstanding</b>	<b>0.00</b>

Servicing Fee Summary	
Current Servicing Fees	2,963.84
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	89.96
<b>Total Servicing Fees</b>	<b>3,053.80</b>

Cumulative Prepayment Consideration Received	
Prepayment Premiums	0.00
Yield Maintenance	0.00
Other Interest	0.00

PPIS Summary	
Gross PPIS	0.00
Reduced by PPiE	0.00
Reduced by Shortfalls in Fees	0.00
Reduced by Other Amounts	0.00
<b>PPIS Reducing Scheduled Interest</b>	<b>0.00</b>
<b>PPIS Reducing Servicing Fee</b>	<b>0.00</b>
<b>PPIS Due Certificate</b>	<b>0.00</b>

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	0.00	0.00
Plus Current Period	1,920.95	14,753.88
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
<b>Ending Outstanding</b>	<b>1,920.95</b>	<b>14,753.88</b>

**J.P. Morgan Chase Commercial Mortgage Securities Corp.**  
**Commercial Mortgage Pass Through Certificates**  
**Series 2008-C2**

Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
Prior Payment: N/A  
Next Payment: 14-Jul-08  
Record Date: 30-May-08

**Bond Interest Reconciliation Detail**

Class	Accrual		Opening Balance	Pass-Through Rate	Accrued Certificate Interest	Total Interest Additions	Total Interest Deductions	Distributable Certificate Interest	Interest Payment Amount	Current Period Shortfall Recovery	Remaining Outstanding Interest Shortfalls	Credit Support	
	Method	Days										Original	Current (1)
A1	30/360	30	23,396,000.00	5.017000%	97,814.78	0.00	0.00	97,814.78	97,814.78	0.00	0.00	30.00%	30.01%
A2	30/360	30	68,126,000.00	5.855000%	332,398.11	0.00	0.00	332,398.11	332,398.11	0.00	0.00	30.00%	30.01%
A3	30/360	30	105,514,000.00	6.288000%	552,893.36	0.00	0.00	552,893.36	552,893.36	0.00	0.00	30.00%	30.01%
A4	30/360	30	354,554,000.00	6.068000%	1,792,861.39	0.00	0.00	1,792,861.39	1,792,861.39	0.00	0.00	30.00%	30.01%
ASB	30/360	30	54,460,000.00	6.125000%	277,972.92	0.00	0.00	277,972.92	277,972.92	0.00	0.00	30.00%	30.01%
A1A	30/360	30	65,075,000.00	5.998000%	325,266.54	0.00	0.00	325,266.54	325,266.54	0.00	0.00	30.00%	30.01%
AM	30/360	30	116,589,000.00	6.798848%	660,559.09	0.00	0.00	660,559.09	660,559.09	0.00	0.00	20.00%	20.00%
AJ	30/360	30	61,209,000.00	6.798848%	346,792.25	0.00	0.00	346,792.25	346,792.25	0.00	0.00	14.75%	14.75%
B	30/360	30	14,574,000.00	6.798848%	82,572.01	0.00	0.00	82,572.01	82,572.01	0.00	0.00	13.50%	13.50%
C	30/360	30	14,574,000.00	6.798848%	82,572.01	0.00	0.00	82,572.01	82,572.01	0.00	0.00	12.25%	12.25%
D	30/360	30	10,201,000.00	6.798848%	57,795.87	0.00	0.00	57,795.87	57,795.87	0.00	0.00	11.38%	11.38%
E	30/360	30	10,202,000.00	6.798848%	57,801.54	0.00	0.00	57,801.54	57,801.54	0.00	0.00	10.50%	10.50%
F	30/360	30	13,116,000.00	6.798848%	74,311.41	0.00	0.00	74,311.41	74,311.41	0.00	0.00	9.38%	9.38%
G	30/360	30	11,659,000.00	6.798848%	66,056.48	0.00	0.00	66,056.48	66,056.48	0.00	0.00	8.38%	8.38%
H	30/360	30	16,031,000.00	6.798848%	90,826.95	0.00	0.00	90,826.95	90,826.95	0.00	0.00	7.00%	7.00%
J	30/360	30	14,574,000.00	6.798848%	82,572.01	0.00	0.00	82,572.01	82,572.01	0.00	0.00	5.75%	5.75%
K	30/360	30	14,573,000.00	6.798848%	82,566.35	0.00	0.00	82,566.35	82,566.35	0.00	0.00	4.50%	4.50%
L	30/360	30	8,745,000.00	4.304000%	31,365.40	0.00	0.00	31,365.40	31,365.40	0.00	0.00	3.75%	3.75%
M	30/360	30	4,372,000.00	4.304000%	15,680.91	0.00	0.00	15,680.91	15,680.91	0.00	0.00	3.38%	3.38%
N	30/360	30	5,829,000.00	4.304000%	20,906.68	0.00	0.00	20,906.68	20,906.68	0.00	0.00	2.88%	2.88%
P	30/360	30	4,372,000.00	4.304000%	15,680.91	0.00	0.00	15,680.91	15,680.91	0.00	0.00	2.50%	2.50%
Q	30/360	30	2,915,000.00	4.304000%	10,455.13	0.00	0.00	10,455.13	10,455.13	0.00	0.00	2.25%	2.25%
T	30/360	30	4,372,000.00	4.304000%	15,680.91	0.00	0.00	15,680.91	15,680.91	0.00	0.00	1.88%	1.88%
NR	30/360	30	21,861,035.00	4.304000%	78,408.25	0.00	0.00	78,408.25	78,408.25	0.00	0.00	0.00%	0.00%
X	30/360	30	1,165,893,035.00	0.647440%	629,038.49	0.00	0.00	629,038.49	629,038.49	0.00	0.00	NA	NA

(1) Determined as follows: (A) the ending balance of all the classes less (B) the sum of (i) the ending balance of the class and (ii) the ending balance of all classes which are not subordinate to the class divided by (A).



**J.P. Morgan Chase Commercial Mortgage Securities Corp.**  
**Commercial Mortgage Pass Through Certificates**  
**Series 2008-C2**

Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
Prior Payment: N/A  
Next Payment: 14-Jul-08  
Record Date: 30-May-08

***Bond Interest Reconciliation Detail***

Class	Accrual		Opening Balance	Pass-Through Rate	Accrued Certificate Interest	Total Interest Additions	Total Interest Deductions	Distributable Certificate Interest	Interest Payment Amount	Current Period Shortfall Recovery	Remaining Outstanding Interest Shortfalls	Credit Support	
	Method	Days										Original	Current (1)
R	N/A		0.00	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
LR	N/A		0.00	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
A4FL	Act/360	35	145,000,000.00	4.173750%	588,382.81	0.00	0.00	588,382.81	588,382.81	0.00	0.00	NA	NA
					6,469,232.56	0.00	0.00	6,469,232.56	6,469,232.56	0.00	0.00		

(1) Determined as follows: (A) the ending balance of all the classes less (B) the sum of (i) the ending balance of the class and (ii) the ending balance of all classes which are not subordinate to the class divided by (A).

**J.P. Morgan Chase Commercial Mortgage Securities Corp.**  
**Commercial Mortgage Pass Through Certificates**  
**Series 2008-C2**

Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
Prior Payment: N/A  
Next Payment: 14-Jul-08  
Record Date: 30-May-08

**Bond Interest Reconciliation Detail**

Class	Prior Interest Due Date	Current Interest Due Date	Additions					Deductions			Distributable Certificate Interest	Interest Payment Amount
			Prior Interest Shortfall Due	Interest Accrual on Prior Shortfall	Prepayment Premiums	Yield Maintenance	Other Interest Proceeds (1)	Allocable PPIS	Deferred & Accretion Interest	Interest Loss Expense		
A1	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	97,814.78	97,814.78
A2	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	332,398.11	332,398.11
A3	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	552,893.36	552,893.36
A4	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,792,861.39	1,792,861.39
ASB	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	277,972.92	277,972.92
A1A	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	325,266.54	325,266.54
AM	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	660,559.09	660,559.09
AJ	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	346,792.25	346,792.25
B	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82,572.01	82,572.01
C	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82,572.01	82,572.01
D	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57,795.87	57,795.87
E	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57,801.54	57,801.54
F	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74,311.41	74,311.41
G	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	66,056.48	66,056.48
H	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90,826.95	90,826.95
J	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82,572.01	82,572.01
K	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82,566.35	82,566.35
L	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,365.40	31,365.40
M	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,680.91	15,680.91
N	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,906.68	20,906.68
P	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,680.91	15,680.91
Q	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,455.13	10,455.13
T	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,680.91	15,680.91
NR	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	78,408.25	78,408.25
X	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	629,038.49	629,038.49

(1) Other Interest Proceeds are additional interest amounts specifically allocated to the bond(s) and used in determining the Bondholder's Distributable Interest.

**J.P. Morgan Chase Commercial Mortgage Securities Corp.**  
**Commercial Mortgage Pass Through Certificates**  
**Series 2008-C2**

Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
Prior Payment: N/A  
Next Payment: 14-Jul-08  
Record Date: 30-May-08

***Bond Interest Reconciliation Detail***

Class	Prior Interest Due Date	Current Interest Due Date	Additions					Deductions			Distributable Certificate Interest	Interest Payment Amount
			Prior Interest Shortfall Due	Interest Accrual on Prior Shortfall	Prepayment Premiums	Yield Maintenance	Other Interest Proceeds (1)	Allocable PPIS	Deferred & Accretion Interest	Interest Loss Expense		
R	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LR	1-May-2008	31-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A4FL	8-May-2008	12-Jun-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	588,382.81	588,382.81
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,469,232.56	6,469,232.56

(1) Other Interest Proceeds are additional interest amounts specifically allocated to the bond(s) and used in determining the Bondholder's Distributable Interest.

**J.P. Morgan Chase Commercial Mortgage Securities Corp.**  
**Commercial Mortgage Pass Through Certificates**  
**Series 2008-C2**

Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
Prior Payment: N/A  
Next Payment: 14-Jul-08  
Record Date: 30-May-08

**Bond Principal Reconciliation**

Class	Original Class Balance	Beginning Class Balance	Additions				Losses			Ending Class Balance	Rated Final Maturity	Credit Support	
			Scheduled Principal Payment	Unscheduled Principal Payment	Extra Principal Payment Amt	Prior Loss Reimburs.	Current Losses	Cumulative Losses	Interest on Losses			Original	Currentt
A1	23,396,000.00	23,396,000.00	182,194.33	0.00	0.00	0.00	0.00	0.00	0.00	23,213,805.67	2/12/2051	30.00%	30.01%
A2	68,126,000.00	68,126,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68,126,000.00	2/12/2051	30.00%	30.01%
A3	105,514,000.00	105,514,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105,514,000.00	2/12/2051	30.00%	30.01%
A4	354,554,000.00	354,554,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	354,554,000.00	2/12/2051	30.00%	30.01%
ASB	54,460,000.00	54,460,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54,460,000.00	2/12/2051	30.00%	30.01%
A1A	65,075,000.00	65,075,000.00	20,261.17	0.00	0.00	0.00	0.00	0.00	0.00	65,054,738.83	2/12/2051	30.00%	30.01%
AM	116,589,000.00	116,589,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	116,589,000.00	2/12/2051	20.00%	20.00%
AJ	61,209,000.00	61,209,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61,209,000.00	2/12/2051	14.75%	14.75%
B	14,574,000.00	14,574,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,574,000.00	2/12/2051	13.50%	13.50%
C	14,574,000.00	14,574,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,574,000.00	2/12/2051	12.25%	12.25%
D	10,201,000.00	10,201,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,201,000.00	2/12/2051	11.38%	11.38%
E	10,202,000.00	10,202,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,202,000.00	2/12/2051	10.50%	10.50%
F	13,116,000.00	13,116,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,116,000.00	2/12/2051	9.38%	9.38%
G	11,659,000.00	11,659,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,659,000.00	2/12/2051	8.38%	8.38%
H	16,031,000.00	16,031,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,031,000.00	2/12/2051	7.00%	7.00%
J	14,574,000.00	14,574,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,574,000.00	2/12/2051	5.75%	5.75%
K	14,573,000.00	14,573,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,573,000.00	2/12/2051	4.50%	4.50%
L	8,745,000.00	8,745,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,745,000.00	2/12/2051	3.75%	3.75%
M	4,372,000.00	4,372,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,372,000.00	2/12/2051	3.38%	3.38%
N	5,829,000.00	5,829,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,829,000.00	2/12/2051	2.88%	2.88%
P	4,372,000.00	4,372,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,372,000.00	2/12/2051	2.50%	2.50%
Q	2,915,000.00	2,915,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,915,000.00	2/12/2051	2.25%	2.25%
T	4,372,000.00	4,372,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,372,000.00	2/12/2051	1.88%	1.88%

***J.P. Morgan Chase Commercial Mortgage Securities Corp.  
Commercial Mortgage Pass Through Certificates  
Series 2008-C2***

Statement Date:	12-Jun-08
Payment Date:	12-Jun-08
Prior Payment:	N/A
Next Payment:	14-Jul-08
Record Date:	30-May-08

### *Bond Principal Reconciliation*

[illegible]

**J.P. Morgan Chase Commercial Mortgage Securities Corp.**  
**Commercial Mortgage Pass Through Certificates**  
**Series 2008-C2**

Statement Date 12-Jun-08  
 Payment Date: 12-Jun-08  
 Prior Payment: N/A  
 Next Payment: 14-Jul-08  
 Record Date: 30-May-08

**Interest Adjustments Summary**

**Shortfall Allocated to the Bonds:**

Net Prepayment Int. Shortfalls Allocated to the Bonds	0.00
Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Legal Fees	0.00
Misc. Fees & Expenses Paid by/to Servicer	0.00
Interest Paid to Servicer on Outstanding Advances	0.00
ASER Interest Advance Reduction	0.00
Interest Not Advanced (Current Period)	0.00
Recoup of Prior Advances by Servicer	0.00
Servicing Fees Paid Servicer on Loans Not Advanced	0.00
Misc. Fees & Expenses Paid by Trust	0.00
Shortfall Due to Rate Modification	0.00
Other Interest Loss	0.00
Total Shortfall Allocated to the Bonds	<b>0.00</b>

**Excess Allocated to the Bonds:**

Other Interest Proceeds Due the Bonds	0.00
Prepayment Interest Excess Due the Bonds	0.00
Interest Income	0.00
Yield Maintenance Penalties Due the Bonds	0.00
Prepayment Penalties Due the Bonds	0.00
Recovered ASER Interest Due the Bonds	0.00
Recovered Interest Due the Bonds	0.00
ARD Excess Interest	0.00
Total Excess Allocated to the Bonds	<b>0.00</b>

**Aggregate Interest Adjustment Allocated to the Bonds**

Total Excess Allocated to the Bonds	0.00
Less Total Shortfall Allocated to the Bonds	0.00
Total Interest Adjustment to the Bonds	<b>0.00</b>

**J.P. Morgan Chase Commercial Mortgage Securities Corp.**  
**Commercial Mortgage Pass Through Certificates**  
**Series 2008-C2**

Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
Prior Payment: N/A  
Next Payment: 14-Jul-08  
Record Date: 30-May-08

**Rating Information**

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
A1	46632MBQ2	AAA	Aaa	NR			
A2	46632MBS8	AAA	Aaa	NR			
A3	46632MBW9	AAA	Aaa	NR			
A4	46632MBY5	AAA	Aaa	NR			
A4FL_REG		AAA	Aaa	NR			
ASB	46632MCC2	AAA	Aaa	NR			
A1A	46632MCE8	AAA	Aaa	NR			
AM	46632MCJ7	AAA	Aaa	NR			
AJ	46632MCL2	AAA	Aaa	NR			
B	46632MAG5	AA+	Aa1	NR			
C	46632MAJ9	AA	Aa2	NR			
D	46632MAL4	AA-	Aa3	NR			
E	46632MAN0	A+	A1	NR			
F	46632MAQ3	A	A2	NR			
G	46632MAS9	A-	A3	NR			
H	46632MAU4	BBB+	Baa1	NR			
J	46632MAW0	BBB	Baa2	NR			
K	46632MAY6	BBB-	Baa3	NR			
L	46632MBA7	BB+	Ba1	NR			
M	46632MBC3	BB	Ba2	NR			
N	46632MBE9	BB-	Ba3	NR			
P	46632MBG4	B+	B1	NR			

NR - Designates that the class was not rated by the rating agency.

(1) Changed ratings provided on this report are based on information provided by the applicable rating agency via electronic transmission. It shall be understood that this transmission will generally have been provided to LaSalle within 30 days of the payment date listed on this statement. Because ratings may have changed during the 30 day window, or may not be being provided by the rating agency in an electronic format and therefore not being updated on this report, LaSalle recommends that investors obtain current rating information directly from the rating agency.

***J.P. Morgan Chase Commercial Mortgage Securities Corp.  
Commercial Mortgage Pass Through Certificates  
Series 2008-C2***

Statement Date:	12-Jun-08
Payment Date:	12-Jun-08
Prior Payment:	N/A
Next Payment:	14-Jul-08
Record Date:	30-May-08

### Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
Q	46632MBJ8	B	B2	NR			
T	46632MBL3	B-	B3	NR			
NR	46632MBN9	NR	NR	NR			
X	46632MCG3	AAA	Aaa	NR			
A4FL	46632MCA6	AAA	Aaa	NR			

NR - Designates that the class was not rated by the rating agency.

(1) Changed ratings provided on this report are based on information provided by the applicable rating agency via electronic transmission. It shall be understood that this transmission will generally have been provided to LaSalle within 30 days of the payment date listed on this statement. Because ratings may have changed during the 30 day window, or may not be being provided by the rating agency in an electronic format and therefore not being updated on this report, LaSalle recommends that investors obtain current rating information directly from the rating agency.



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Commercial Mortgage Pass Through Certificates  
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Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
Prior Payment: N/A  
Next Payment: 14-Jul-08  
Record Date: 30-May-08

***Other Related Information***

**SWAP Calculations**

		Notional	Rate	Amount
<b>Class A4-FL</b>	Fixed Payer:	145,000,000.00	5.99800%	724,758.33
	Float Payer:	145,000,000.00	4.17375%	588,382.81

**SWAP Contract**

	Amount Received	Amount Paid	Yield Maintenance Prepayment Premiums Paid	Shortfall Amount
<b>Class A4-FL</b>	0.00	136,375.52	0.00	0.00

***J.P. Morgan Chase Commercial Mortgage Securities Corp.  
Commercial Mortgage Pass Through Certificates  
Series 2008-C2***

Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
Prior Payment: N/A  
Next Payment: 14-Jul-08  
Record Date: 30-May-08

***Asset-Backed Facts ~ 15 Month Historical Loan Status Summary***

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
6/12/2008	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

(1) Note: Modification, Specially Serviced & Bankruptcy Totals are Included in the Appropriate Delinquency Aging Category

***J.P. Morgan Chase Commercial Mortgage Securities Corp.  
Commercial Mortgage Pass Through Certificates  
Series 2008-C2***

Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
Prior Payment: N/A  
Next Payment: 14-Jul-08  
Record Date: 30-May-08

***Asset-Backed Facts ~ 15 Month Historical Loan Status Summary  
Loan Group I***

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
6/12/2008	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

(1) Note: Modification, Specially Serviced & Bankruptcy Totals are Included in the Appropriate Delinquency Aging Category

***J.P. Morgan Chase Commercial Mortgage Securities Corp.  
Commercial Mortgage Pass Through Certificates  
Series 2008-C2***

Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
Prior Payment: N/A  
Next Payment: 14-Jul-08  
Record Date: 30-May-08

***Asset-Backed Facts ~ 15 Month Historical Loan Status Summary  
Loan Group II***

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
6/12/2008	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

(1) Note: Modification, Specially Serviced & Bankruptcy Totals are Included in the Appropriate Delinquency Aging Category

J.P. Morgan Chase Commercial Mortgage Securities Corp.  
Commercial Mortgage Pass Through Certificates  
Series 2008-C2

Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
Prior Payment: N/A  
Next Payment: 14-Jul-08  
Record Date: 30-May-08

Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
12-Jun-08	79	1,165,690,580	0	0	0	0	0	0	0	0	0	0	106	357	6.85%	6.80%
	100.00%	99.98%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

(1) Percentage based on pool as of cutoff. (2) Percentage based on pool as of beginning of period.

J.P. Morgan Chase Commercial Mortgage Securities Corp.  
Commercial Mortgage Pass Through Certificates  
Series 2008-C2

Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
Prior Payment: N/A  
Next Payment: 14-Jul-08  
Record Date: 30-May-08

Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary  
Loan Group I

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
12-Jun-08	69	1,100,635,196	0	0	0	0	0	0	0	0	0	0	106	357	6.85%	6.81%
	87.34%	94.40%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

(1) Percentage based on pool as of cutoff. (2) Percentage based on pool as of beginning of period.

***J.P. Morgan Chase Commercial Mortgage Securities Corp.  
Commercial Mortgage Pass Through Certificates  
Series 2008-C2***

Statement Date: 12-Jun-08  
 Payment Date: 12-Jun-08  
 Prior Payment: N/A  
 Next Payment: 14-Jul-08  
 Record Date: 30-May-08

***Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary  
Loan Group II***

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
12-Jun-08	10	65,055,384	0	0	0	0	0	0	0	0	0	0	108	358	6.74%	6.68%
	12.66%	5.58%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

(1) Percentage based on pool as of cutoff. (2) Percentage based on pool as of beginning of period.

***J.P. Morgan Chase Commercial Mortgage Securities Corp.  
Commercial Mortgage Pass Through Certificates  
Series 2008-C2***

Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
Prior Payment: N/A  
Next Payment: 14-Jul-08  
Record Date: 30-May-08

### *Historical Collateral Level Payoff Report*

Disclosure Control #	Payoff Period

Initial Balance	Type	Payoff Amount	Penalty Amount

Prepayment Date	Maturity Date

Property Type	Geographic Location

**Current**

**Cumulative**



**J.P. Morgan Chase Commercial Mortgage Securities Corp.**  
**Commercial Mortgage Pass Through Certificates**  
**Series 2008-C2**

Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
Prior Payment: N/A  
Next Payment: 14-Jul-08  
Record Date: 30-May-08

**Mortgage Loan Characteristics**

**Distribution of Principal Balances**

Current Scheduled Balance	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0 to 3,000,000	11	24,159,056	2.07%	113	6.59%	0.00
3,000,000 to 6,000,000	30	136,686,090	11.73%	113	6.67%	0.00
6,000,000 to 9,000,000	9	63,463,614	5.44%	107	6.88%	0.00
9,000,000 to 12,000,000	6	63,672,608	5.46%	104	6.79%	0.00
12,000,000 to 15,000,000	3	42,451,646	3.64%	95	7.25%	0.00
15,000,000 to 18,000,000	2	32,490,810	2.79%	117	6.70%	0.00
18,000,000 to 21,000,000	1	19,380,000	1.66%	115	6.79%	0.00
21,000,000 to 24,000,000	2	42,800,000	3.67%	115	6.78%	0.00
24,000,000 to 27,000,000	3	77,741,840	6.67%	114	6.88%	0.00
27,000,000 to 30,000,000	2	55,362,916	4.75%	115	6.78%	0.00
30,000,000 to 33,000,000	2	63,300,000	5.43%	115	6.33%	0.00
33,000,000 to 36,000,000	0	0	0.00%	0	0.00%	0.00
36,000,000 to 39,000,000	2	76,812,000	6.59%	114	6.97%	0.00
39,000,000 to 42,000,000	1	42,000,000	3.60%	107	6.01%	0.00
42,000,000 to 45,000,000	2	86,170,000	7.39%	82	6.26%	0.00
45,000,000 to 48,000,000	0	0	0.00%	0	0.00%	0.00
48,000,000 to 51,000,000	0	0	0.00%	0	0.00%	0.00
51,000,000 to 54,000,000	0	0	0.00%	0	0.00%	0.00
54,000,000 to 57,000,000	0	0	0.00%	0	0.00%	0.00
57,000,000 & Above	3	339,200,000	29.10%	101	6.48%	0.00
79				1,165,690,580 100.00%		

Average Schedule Balance 14,755,577

Maximum Schedule Balance 125,200,000

Minimum Schedule Balance 1,440,270

**Distribution of Remaining Term (Fully Amortizing)**

Fully Amortizing Mortgage Loans	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0 to 50	0	0	0.00%	0	0.00%	0.00
51 to 100	0	0	0.00%	0	0.00%	0.00
101 to 150	0	0	0.00%	0	0.00%	0.00
151 & Above	0	0	0.00%	0	0.00%	0.00
0				0 0.00%		

**Distribution of Mortgage Interest Rates**

Current Mortgage Interest Rate	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
5.000% to 6.000%	5	74,466,624	6.39%	81	5.97%	0.00
6.001% to 6.250%	6	89,127,341	7.65%	111	6.09%	0.00
6.251% to 6.500%	13	358,575,412	30.76%	101	6.35%	0.00
6.501% to 6.750%	19	187,966,255	16.12%	114	6.61%	0.00
6.751% to 7.000%	20	260,385,088	22.34%	115	6.88%	0.00
7.001% to 7.250%	9	107,455,311	9.22%	97	7.15%	0.00
7.251% to 7.500%	5	69,719,617	5.98%	116	7.31%	0.00
7.501% to 7.750%	0	0	0.00%	0	0.00%	0.00
7.751% to 8.000%	1	14,000,000	1.20%	117	8.00%	0.00
8.001% to 8.250%	0	0	0.00%	0	0.00%	0.00
8.251% to 8.500%	0	0	0.00%	0	0.00%	0.00
8.501% to 8.750%	1	3,994,932	0.34%	57	8.71%	0.00
8.751% & Above	0	0	0.00%	0	0.00%	0.00
79				1,165,690,580 100.00%		

Minimum Mortgage Interest Rate 5.780%

Maximum Mortgage Interest Rate 8.707%

**Distribution of Remaining Term (Balloon)**

Balloon Mortgage Loans	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0 to 60	5	80,656,644	6.92%	53	6.58%	0.00
61 to 120	73	1,080,047,972	92.65%	110	6.63%	0.00
121 to 180	1	4,985,965	0.43%	165	5.78%	0.00
181 to 240	0	0	0.00%	0	0.00%	0.00
241 to 300	0	0	0.00%	0	0.00%	0.00
301 to 360	0	0	0.00%	0	0.00%	0.00
361 & Above	0	0	0.00%	0	0.00%	0.00
79				1,165,690,580 100.00%		

Minimum Remaining Term 52  
Maximum Remaining Term 165

**J.P. Morgan Chase Commercial Mortgage Securities Corp.**  
**Commercial Mortgage Pass Through Certificates**  
**Series 2008-C2**

Statement Date: 12-Jun-08  
 Payment Date: 12-Jun-08  
 Prior Payment: N/A  
 Next Payment: 14-Jul-08  
 Record Date: 30-May-08

**Mortgage Loan Characteristics**

**Distribution of DSCR (PFY)**

Debt Service Coverage Ratio		# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
1.000	1.200	0	0	0.00%	0	0.00%	0.00
1.201	1.400	0	0	0.00%	0	0.00%	0.00
1.401	1.600	0	0	0.00%	0	0.00%	0.00
1.601	1.800	0	0	0.00%	0	0.00%	0.00
1.801	2.000	0	0	0.00%	0	0.00%	0.00
2.001	2.200	0	0	0.00%	0	0.00%	0.00
2.201	2.400	0	0	0.00%	0	0.00%	0.00
2.401	2.600	0	0	0.00%	0	0.00%	0.00
2.601	2.800	0	0	0.00%	0	0.00%	0.00
2.801	3.000	0	0	0.00%	0	0.00%	0.00
3.001	3.200	0	0	0.00%	0	0.00%	0.00
3.201	3.400	0	0	0.00%	0	0.00%	0.00
3.401	3.600	0	0	0.00%	0	0.00%	0.00
3.601	3.800	0	0	0.00%	0	0.00%	0.00
3.801	& Above	0	0	0.00%	0	0.00%	0.00
Unknown		79	1,165,690,580	100.00%	106	6.62%	0.00
		79	1,165,690,580	100.00%			

Maximum DSCR 0.000

Minimum DSCR 0.000

**Distribution of DSCR (Cutoff)**

Debt Service Coverage Ratio			# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
1.000	1.225		41	769,437,800	66.01%	107	6.60%	0.00
1.226	1.450		27	277,007,539	23.76%	102	6.84%	0.00
1.451	1.675		4	56,992,115	4.89%	104	6.28%	0.00
1.676	1.900		5	26,267,162	2.25%	112	6.58%	0.00
1.901	2.125		0	0	0.00%	0	0.00%	0.00
2.126	2.350		0	0	0.00%	0	0.00%	0.00
2.351	2.575		0	0	0.00%	0	0.00%	0.00
2.576	2.800		0	0	0.00%	0	0.00%	0.00
2.801	3.025		1	31,000,000	2.66%	115	6.19%	0.00
3.026	3.250		0	0	0.00%	0	0.00%	0.00
3.251	3.475		0	0	0.00%	0	0.00%	0.00
3.476	3.700		0	0	0.00%	0	0.00%	0.00
3.701	& Above		1	4,985,965	0.43%	165	5.78%	0.00
			79	1,165,690,580	100.00%			

Maximum DSCR 3.760

Minimum DSCR 1.100

**Geographic Distribution**

Geographic Location	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
California	4	247,225,368	21.21%	95	6.33%	0.00
Multiple States	3	139,319,484	11.95%	115	6.88%	0.00
Pennsylvania	6	96,133,983	8.25%	112	7.03%	0.00
Wisconsin	4	92,188,236	7.91%	116	6.91%	0.00
Maryland	4	62,245,071	5.34%	115	6.63%	0.00
Massachusetts	2	48,380,660	4.15%	57	5.99%	0.00
Texas	5	47,484,762	4.07%	98	6.57%	0.00
New Jersey	4	43,868,016	3.76%	114	6.76%	0.00
Nevada	1	42,250,000	3.62%	113	6.52%	0.00
Washington	1	42,000,000	3.60%	107	6.01%	0.00
Georgia	3	35,212,404	3.02%	113	6.64%	0.00
Ohio	5	34,695,971	2.98%	102	7.24%	0.00
Florida	5	31,436,899	2.70%	92	7.03%	0.00
District of Columbia	1	27,620,000	2.37%	113	6.37%	0.00
Oregon	3	26,685,000	2.29%	114	6.61%	0.00
New York	5	26,331,600	2.26%	122	6.43%	0.00
Louisiana	1	21,500,000	1.84%	115	6.59%	0.00
Alabama	3	20,788,686	1.78%	115	6.58%	0.00
Missouri	4	20,104,934	1.72%	114	6.91%	0.00
North Carolina	1	7,210,775	0.62%	113	6.87%	0.00
Montana	1	6,200,000	0.53%	115	6.12%	0.00
Iowa	2	5,878,398	0.50%	110	6.71%	0.00
Minnesota	1	5,831,853	0.50%	111	6.64%	0.00
Tennessee	2	5,756,608	0.49%	114	6.82%	0.00
West Virginia	1	5,561,110	0.48%	113	6.37%	0.00
Arizona	1	4,680,000	0.40%	115	6.71%	0.00
New Mexico	1	4,221,798	0.36%	117	7.27%	0.00
Indiana	1	4,150,000	0.36%	111	6.64%	0.00
South Carolina	1	3,175,000	0.27%	111	6.68%	0.00
Illinois	1	3,063,968	0.26%	111	6.46%	0.00
Arkansas	1	2,452,000	0.21%	114	6.39%	0.00
Virginia	1	2,037,996	0.17%	116	7.46%	0.00

**J.P. Morgan Chase Commercial Mortgage Securities Corp.**  
**Commercial Mortgage Pass Through Certificates**  
**Series 2008-C2**

Statement Date: 12-Jun-08  
 Payment Date: 12-Jun-08  
 Prior Payment: N/A  
 Next Payment: 14-Jul-08  
 Record Date: 30-May-08

**Mortgage Loan Characteristics**

**Distribution of Property Types**

Property Types	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Retail	26	412,894,793	35.42%	101	6.50%	0.00
Office	13	308,340,810	26.45%	103	6.38%	0.00
Lodging	12	245,180,838	21.03%	115	7.00%	0.00
Multifamily	10	65,055,384	5.58%	108	6.52%	0.00
Mixed Use	4	35,916,310	3.08%	114	6.83%	0.00
Industrial	8	35,706,669	3.06%	107	6.89%	0.00
Various	1	25,075,000	2.15%	115	6.98%	0.00
Self Storage	4	23,520,776	2.02%	115	6.43%	0.00
Other	1	14,000,000	1.20%	117	8.00%	0.00
79 1,165,690,580 100.00%						

**Distribution of Loan Seasoning**

Number of Months	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
0 to 10	78	1,163,630,580	99.82%	106	6.63%	0.00
11 to 20	1	2,060,000	0.18%	109	6.36%	0.00
21 to 30	0	0	0.00%	0	0.00%	0.00
31 to 40	0	0	0.00%	0	0.00%	0.00
41 to 50	0	0	0.00%	0	0.00%	0.00
51 to 60	0	0	0.00%	0	0.00%	0.00
61 to 70	0	0	0.00%	0	0.00%	0.00
71 to 80	0	0	0.00%	0	0.00%	0.00
81 to 90	0	0	0.00%	0	0.00%	0.00
91 to 100	0	0	0.00%	0	0.00%	0.00
101 or More	0	0	0.00%	0	0.00%	0.00
79 1,165,690,580 100.00%						

**Distribution of Amortization Type**

Amortization Type	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Amortizing Balloon	43	279,580,580	23.98%	109	6.92%	0.00
IO Maturity Balloon	4	120,095,000	10.30%	89	6.07%	0.00
IO/Amortizing/Balloon	32	766,015,000	65.71%	108	6.60%	0.00
79 1,165,690,580 100.00%						

**Distribution of Year Loans Maturing**

Year	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Prior to Current Year	0	0	0.00%	0	0.00%	0.00
2008	0	0	0.00%	0	0.00%	0.00
2009	0	0	0.00%	0	0.00%	0.00
2010	0	0	0.00%	0	0.00%	0.00
2011	0	0	0.00%	0	0.00%	0.00
2012	2	55,360,066	4.75%	52	6.21%	0.00
2013	3	25,296,578	2.17%	55	7.39%	0.00
2014	1	110,000,000	9.44%	76	6.25%	0.00
2015	0	0	0.00%	0	0.00%	0.00
2016	0	0	0.00%	0	0.00%	0.00
2017	40	467,423,156	40.10%	111	6.47%	0.00
2018	32	502,624,815	43.12%	115	6.87%	0.00
2019 & Greater	1	4,985,965	0.43%	165	5.78%	0.00
79 1,165,690,580 100.00%						

### *Delinquent Loan Detail*

Disclosure Control #	Paid Thru Date	Current P&I Advance	Outstanding P&I Advances**	Out. Property Protection Advances	Loan Status Code (1)	Special Servicer Transfer Date	Foreclosure Date	Bankruptcy Date	REO Date
36	1-May-08	42,506.15	42,506.15	0.00	A				
71	1-May-08	16,674.83	16,674.83	0.00	A				
79	1-May-08	14,164.02	14,164.02	0.00	A				
<b>Total</b>		73,345.00	73,345.00						
<b>(1) :Legend :</b> <div style="display: flex; justify-content: space-between; padding: 0 10px;"> <div> <b>A. In Grace Period</b>  <b>B. Late Payment but &lt; 1 month delinq.</b> </div> <div> <b>1. Delinq. 1 month</b>  <b>2. Delinq. 2 months</b> </div> <div> <b>3. Delinquent 3 + months</b>  <b>4. Performing Matured Balloon</b> </div> <div> <b>5. Non Performing Matured Balloon</b> </div> </div>									

**\*\* Outstanding P&I Advances include the current period P&I Advances and may include Servicer Advances.**

**J.P. Morgan Chase Commercial Mortgage Securities Corp.**  
**Commercial Mortgage Pass Through Certificates**  
**Series 2008-C2**

Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
Prior Payment: N/A  
Next Payment: 14-Jul-08  
Record Date: 30-May-08

**Loan Level Detail**

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
1	JPMC08C20001	Retail	1-Aug-17	0.00		CA	125,200,000	6.37%	686,541			
2	JPMC08C20001	Retail	1-Oct-14	0.00		CA	110,000,000	6.25%	592,156			
3	JPMC08C20001	Lodging	1-Jan-18	0.00		XX	104,000,000	6.86%	614,262			
4	JPMC08C20001	Office	1-Oct-12	0.00		MA	43,920,000	6.00%	226,920			
5	JPMC08C20001	Office	1-Nov-17	0.00		NV	42,250,000	6.52%	237,265			
6	JPMC08C20001	Office	1-May-17	0.00		WA	42,000,000	6.01%	217,362			
7	JPMC08C20001	Retail	1-Dec-17	0.00		PA	38,812,000	6.68%	223,255			
8	JPMC08C20001	Lodging	1-Jan-18	0.00		PA	38,000,000	7.27%	237,891			
9	JPMC08C20001	Office	1-Jan-18	0.00		WI	32,300,000	6.46%	179,678			
10	JPMC08C20001	Office	1-Jan-18	0.00		MD	31,000,000	6.19%	165,212			
11	JPMC08C20001	Lodging	1-Feb-18	0.00		WI	27,742,916	7.19%	188,767			
12	JPMC08C20001	Office	1-Nov-17	0.00		DC	27,620,000	6.37%	151,506			
13	JPMC08C20001	Lodging	1-Feb-18	0.00		WI	26,766,840	7.19%	182,125			
14	JPMC08C20001	Office	1-Oct-17	0.00		GA	25,900,000	6.45%	143,853			
15	JPMC08C20001	Various	1-Jan-18	0.00		XX	25,075,000	6.98%	150,628			
16	JPMC08C20001	Office	1-Jan-18	0.00		LA	21,500,000	6.59%	121,921			
17	JPMC08C20001	Office	1-Jan-18	0.00		NJ	21,300,000	6.97%	127,860			
18	JPMC08C20001	Mixed Use	1-Jan-18	0.00		OR	19,380,000	6.79%	113,314			
19	JPMC08C20001	Retail	1-May-18	0.00		MD	16,490,810	7.37%	113,905			
20	JPMC08C20002	Multifamily	1-Jan-18	0.00		TX	16,000,000	6.00%	82,667			
21	JPMC08C20001	Retail	1-Nov-17	0.00		NJ	14,600,000	6.55%	82,348			
22	JPMC08C20001	Other	1-Mar-18	0.00		OH	14,000,000	8.00%	96,444			
23	JPMC08C20001	Retail	1-Jan-13	0.00		TX	13,851,646	7.22%	94,568			
* NOI and DSCR, if available and reportable under the terms of the trust agreement, are based on information obtained from the related borrower, and no other party to the agreement shall be held liable for the accuracy or methodology used to determine such figures.												
(1) Legend:      A. In Grace Period                      1. Delinquent 1 month                      3. Delinquent 3+ months                      5. Non Performing Matured Balloon B. Late Payment but < 1 month delinq                      2. Delinquent 2 months                      4. Performing Matured Balloon												

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**Series 2008-C2**

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Prior Payment: N/A  
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Record Date: 30-May-08

**Loan Level Detail**

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
24	JPMC08C20002	Multifamily	1-Nov-12	0.00		FL	11,440,066	7.03%	76,742			
25	JPMC08C20002	Multifamily	1-Mar-18	0.00		TX	11,375,000	6.60%	64,648			
26	JPMC08C20001	Retail	1-Oct-17	0.00		NY	11,000,000	6.91%	65,453			
28	JPMC08C20001	Retail	1-Jan-18	0.00		XX	10,244,484	6.90%	67,730			
29	JPMC08C20001	Self Storage	1-Feb-18	0.00		AL	10,250,000	6.48%	57,195			
30	JPMC08C20001	Industrial	1-Jan-18	0.00		PA	9,363,058	6.80%	61,290			
31	JPMC08C20001	Lodging	1-Jan-18	0.00		FL	8,969,013	7.37%	62,130			
32	JPMC08C20001	Mixed Use	1-Oct-17	0.00		MD	8,150,000	7.06%	49,547			
33	JPMC08C20001	Office	1-Jan-13	0.00		OH	7,450,000	7.01%	44,971			
34	JPMC08C20001	Lodging	1-Nov-17	0.00		NC	7,210,775	6.87%	47,598			
35	JPMC08C20001	Lodging	1-Oct-17	0.00		MD	6,604,261	6.34%	41,348			
36	JPMC08C20001	Retail	1-Jun-18	0.00		CA	6,543,667	6.81%	42,732			A
37	JPMC08C20001	Lodging	1-Dec-17	0.00		GA	6,224,132	7.25%	42,636			
38	JPMC08C20001	Retail	1-Jan-18	0.00		MT	6,200,000	6.12%	32,674			
39	JPMC08C20001	Lodging	1-Oct-17	0.00		AL	6,111,766	6.78%	40,012			
40	JPMC08C20001	Lodging	1-Sep-17	0.00		MN	5,831,853	6.64%	37,677			
41	JPMC08C20002	Multifamily	1-Jan-18	0.00		MO	5,653,423	6.95%	37,550			
42	JPMC08C20001	Retail	1-Nov-17	0.00		WV	5,561,110	6.37%	34,887			
43	JPMC08C20001	Lodging	1-Dec-17	0.00		MO	5,500,000	6.76%	32,016			
44	JPMC08C20001	Retail	1-Nov-17	0.00		CA	5,481,702	6.52%	34,925			
45	JPMC08C20001	Industrial	1-Sep-17	0.00		OH	5,436,073	6.46%	37,009			
46	JPMC08C20001	Retail	1-Jan-18	0.00		WI	5,378,480	6.74%	34,988			
47	JPMC08C20001	Industrial	1-Nov-17	0.00		OH	5,200,000	6.67%	29,880			
* NOI and DSCR, if available and reportable under the terms of the trust agreement, are based on information obtained from the related borrower, and no other party to the agreement shall be held liable for the accuracy or methodology used to determine such figures.												
(1) Legend:      A. In Grace Period                      1. Delinquent 1 month                      3. Delinquent 3+ months                      5. Non Performing Matured Balloon B. Late Payment but < 1 month delinq                      2. Delinquent 2 months                      4. Performing Matured Balloon												

**J.P. Morgan Chase Commercial Mortgage Securities Corp.**  
**Commercial Mortgage Pass Through Certificates**  
**Series 2008-C2**

Statement Date: 12-Jun-08  
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Record Date: 30-May-08

**Loan Level Detail**

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
48	JPMC08C20001	Mixed Use	1-Feb-18	0.00		NJ	5,183,126	6.81%	33,936			
49	JPMC08C20001	Retail	1-Aug-17	0.00		OR	5,100,000	5.84%	25,647			
50	JPMC08C20002	Multifamily	1-Mar-22	0.00		NY	4,985,965	5.78%	29,274			
51	JPMC08C20001	Retail	1-Dec-17	0.00		NY	4,923,169	6.10%	29,997			
52	JPMC08C20001	Retail	1-Nov-17	0.00		FL	4,872,568	6.72%	31,684			
53	JPMC08C20001	Office	1-Sep-17	0.00		MO	4,767,479	6.99%	31,902			
54	JPMC08C20001	Self Storage	1-Jan-18	0.00		AZ	4,680,000	6.71%	27,023			
55	JPMC08C20001	Self Storage	1-Sep-17	0.00		MA	4,460,660	5.85%	26,547			
56	JPMC08C20001	Industrial	1-Jan-18	0.00		AL	4,426,920	6.53%	39,285			
57	JPMC08C20001	Retail	1-Nov-17	0.00		TN	4,316,338	6.84%	28,396			
58	JPMC08C20001	Office	1-Mar-18	0.00		NM	4,221,798	7.27%	28,913			
59	JPMC08C20002	Multifamily	1-Jan-18	0.00		MO	4,184,031	6.95%	27,791			
60	JPMC08C20002	Multifamily	1-Sep-17	0.00		IN	4,150,000	6.64%	23,729			
61	JPMC08C20001	Self Storage	1-Dec-17	0.00		TX	4,130,116	6.64%	26,614			
62	JPMC08C20001	Office	1-Nov-17	0.00		FL	4,111,533	6.66%	26,573			
63	JPMC08C20001	Industrial	1-Mar-13	0.00		PA	3,994,932	8.71%	31,345			
64	JPMC08C20001	Retail	1-Sep-17	0.00		IA	3,818,398	6.90%	25,323			
65	JPMC08C20001	Retail	1-Jan-18	0.00		PA	3,785,993	7.08%	25,486			
66	JPMC08C20001	Mixed Use	1-Aug-17	0.00		NY	3,203,184	6.52%	20,458			
67	JPMC08C20001	Retail	1-Sep-17	0.00		SC	3,175,000	6.68%	18,263			
68	JPMC08C20001	Retail	1-Jan-18	0.00		GA	3,088,272	6.97%	20,557			
69	JPMC08C20001	Industrial	1-Sep-17	0.00		IL	3,063,968	6.46%	20,860			
70	JPMC08C20001	Retail	1-Dec-17	0.00		NJ	2,784,890	6.12%	17,004			
* NOI and DSCR, if available and reportable under the terms of the trust agreement, are based on information obtained from the related borrower, and no other party to the agreement shall be held liable for the accuracy or methodology used to determine such figures.												
(1) Legend:      A. In Grace Period                      1. Delinquent 1 month                      3. Delinquent 3+ months                      5. Non Performing Matured Balloon B. Late Payment but < 1 month delinq                      2. Delinquent 2 months                      4. Performing Matured Balloon												

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Commercial Mortgage Pass Through Certificates  
Series 2008-C2**

Statement Date: 12-Jun-08  
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 Next Payment: 14-Jul-08  
 Record Date: 30-May-08

***Loan Level Detail***

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
71	JPMC08C20002	Multifamily	1-Nov-17	0.00		OH	2,609,899	6.60%	16,765			A
72	JPMC08C20002	Multifamily	1-Dec-17	0.00		AR	2,452,000	6.39%	13,492			
73	JPMC08C20001	Lodging	1-Aug-17	0.00		NY	2,219,282	6.11%	14,648			
74	JPMC08C20002	Multifamily	1-Dec-17	0.00		OR	2,205,000	6.78%	12,874			
75	JPMC08C20001	Industrial	1-Nov-17	0.00		PA	2,178,000	6.70%	12,566			
76	JPMC08C20001	Retail	1-Sep-17	0.00		TX	2,128,000	6.41%	11,746			
77	JPMC08C20001	Retail	1-Jul-17	0.00		IA	2,060,000	6.36%	11,282			
78	JPMC08C20001	Industrial	1-Feb-18	0.00		FL	2,043,718	7.08%	13,743			
79	JPMC08C20001	Retail	1-Feb-18	0.00		VA	2,037,996	7.46%	14,234			A
80	JPMC08C20001	Retail	1-Feb-18	0.00		TN	1,440,270	6.77%	9,391			
							1,165,690,580		6,853,435	0		
* NOI and DSCR, if available and reportable under the terms of the trust agreement, are based on information obtained from the related borrower, and no other party to the agreement shall be held liable for the accuracy or methodology used to determine such figures.												
(1) Legend:	A. In Grace Period	1. Delinquent 1 month	3. Delinquent 3+ months			5. Non Performing Matured Balloon						
	B. Late Payment but < 1 month delinq	2. Delinquent 2 months	4. Performing Matured Balloon									



***J.P. Morgan Chase Commercial Mortgage Securities Corp.  
Commercial Mortgage Pass Through Certificates  
Series 2008-C2***

Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
Prior Payment: N/A  
Next Payment: 14-Jul-08  
Record Date: 30-May-08

***Specially Serviced (Part I) ~ Loan Detail (End of Period)***

[illegible]

(1) Legend:	A. P&I Adv - in Grace Period	1. P&I Adv - delinquent 1 month	3. P&I Adv - delinquent 3+ months	5. Non Performing Mat. Balloon	9. REO
	B. P&I Adv - < one month delinq	2. P&I Adv - delinquent 2 months	4. Mat. Balloon/Assumed P&I	7. Foreclosure	

*J.P. Morgan Chase Commercial Mortgage Securities Corp.  
Commercial Mortgage Pass Through Certificates  
Series 2008-C2*

Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
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Next Payment: 14-Jul-08  
Record Date: 30-May-08

*Specially Serviced Loan Detail (Part II) ~ Servicer Comments (End of Period)*

Disclosure Control #		Resolution Strategy	Comments

### Appraisal Reduction Detail

[illegible]

## Historical Collateral Level REO Report

Disclosure Control #		REO Date

City	State	Property Type	Book Value	Scheduled Balance	Recent Appraisal Value	Appraisal Date	Appraisal Reduction Amount

Date Liquidated	Liquidation Proceeds	Liquidation Expenses	Other Revenue Recovered	Realized Loss	Type (*)

***J.P. Morgan Chase Commercial Mortgage Securities Corp.  
Commercial Mortgage Pass Through Certificates  
Series 2008-C2***

Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
Prior Payment: N/A  
Next Payment: 14-Jul-08  
Record Date: 30-May-08

***Loan Group I***  
***Historical Collateral Level REO Report***

Disclosure Control #		REO Date

City	State	Property Type	Book Value	Scheduled Balance	Recent Appraisal Value	Appraisal Date	Appraisal Reduction Amount

Date Liquidated	Liquidation Proceeds	Liquidation Expenses	Other Revenue Recovered	Realized Loss	Type (*)

***J.P. Morgan Chase Commercial Mortgage Securities Corp.  
Commercial Mortgage Pass Through Certificates  
Series 2008-C2***

Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
Prior Payment: N/A  
Next Payment: 14-Jul-08  
Record Date: 30-May-08

***Loan Group II***  
***Historical Collateral Level REO Report***

Disclosure Control #		REO Date

City	State	Property Type	Book Value	Scheduled Balance	Recent Appraisal Value	Appraisal Date	Appraisal Reduction Amount

Date Liquidated	Liquidation Proceeds	Liquidation Expenses	Other Revenue Recovered	Realized Loss	Type (*)

***J.P. Morgan Chase Commercial Mortgage Securities Corp.  
Commercial Mortgage Pass Through Certificates  
Series 2008-C2***

Statement Date:	12-Jun-08
Payment Date:	12-Jun-08
Prior Payment:	N/A
Next Payment:	14-Jul-08
Record Date:	30-May-08

### Realized Loss Detail

Period	Disclosure Control #	Appraisal Date	Appraisal Value	Beginning Scheduled Balance	Gross Proceeds	Gross Proceeds as a % of Sched. Balance	Aggregate Liquidation Expenses *	Net Liquidation Proceeds	Net Proceeds as a % of Sched. Balance	Realized Loss
Current Total Cumulative										

\* Aggregate liquidation expenses also include outstanding P&I advances and unpaid servicing fees, unpaid trustee fees, etc..

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Commercial Mortgage Pass Through Certificates  
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***Bond/Collateral Realized Loss Reconciliation***

Prospectus ID	Period	Beginning Balance of the Loan at Liquidation	Aggregate Realized Loss on Loans	Prior Realized Loss Applied to Certificates	Amounts Covered by Overcollateralization and other Credit	Interest (Shortages)/ Excesses applied to Realized Losses	Modification Adjustments/Appraisal Reduction Adjustment	Additional (Recoveries)/ Expenses applied to Realized Losses	Current Realized Loss Applied to Certificates*	Recoveries of Realized Losses paid as Cash	(Recoveries)/ Realized Loss Applied to Certificate Interest
				A	B	C	D	E			

**Cumulative**

\*In the Initial Period the Current Realized Loss Applied to Certificates will equal Aggregate Realized Loss on Loans - B - C - D + E instead of A - C - D + E

Description of Fields

A	Prior Realized Loss Applied to Certificates
B	Reduction to Realized Loss applied to bonds (could represent OC, insurance policies, reserve accounts, etc)
C	Amounts classified by the Master as interest adjustments from general collections on a loan with a Realized Loss
D	Adjustments that are based on principal haircut or future interest foregone due to modification
E	Realized Loss Adjustments, Supplemental Recoveries or Expenses on a previously liquidated loan



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Record Date: 30-May-08

Modified Loan Detail

Disclosure Control #	Ending Principal Balance	Modification Date	Cutoff Maturity Date	Modified Maturity Date	Modification Description

Modified Loan Detail includes loans whose terms, fees, penalties or payments have been waived or extended.

***J.P. Morgan Chase Commercial Mortgage Securities Corp.  
Commercial Mortgage Pass Through Certificates  
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Statement Date: 12-Jun-08  
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Next Payment: 14-Jul-08  
Record Date: 30-May-08

***Maturity Extension Summary***

**Loans which have had their Maturity Dates extended**

Number of Loans:	0
Stated Principal Balance outstanding:	0.00
Weighted Average Extension Period:	0

**Loans in the process of having their Maturity Dates extended**

Number of Loans:	0
Stated Principal Balance outstanding:	0.00
Weighted Average Anticipated Extension Period:	0

**Loans in the process of having their Maturity Dates further extended**

Number of Loans:	0
Stated Principal Balance Outstanding:	0.00
Weighted Average Extension Period:	0

**Loans paid-off that did experience Maturity Date extensions**

Number of Loans:	0
Cutoff Principal Balance:	0.00
Weighted Average Extension Period:	0

**Loans paid-off that did not experience Maturity Date extensions**

Number of Loans:	0
Cutoff Principal Balance:	0.00

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Record Date: 30-May-08

*Defeased Loans*

Disclosure Control #

*J.P. Morgan Chase Commercial Mortgage Securities Corp.  
Commercial Mortgage Pass Through Certificates  
Series 2008-C2*

Statement Date: 12-Jun-08  
Payment Date: 12-Jun-08  
Prior Payment: N/A  
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Record Date: 30-May-08

*Material Breaches and Material Document Defect Detail*

Disclosure Control #	Ending Principal Balance	Material Breach Date	Material Breach and Material Document Defect Description

**J.P. Morgan Chase Commercial Mortgage Securities Corp.  
Commercial Mortgage Pass Through Certificates  
Series 2008-C2**

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 Payment Date: 12-Jun-08  
 Prior Payment: N/A  
 Next Payment: 14-Jul-08  
 Record Date: 30-May-08

***Other Related Information***

Class A4FL Yield Maintenance Premiums paid to the SWAP Counterparty 0.00

Additional Interest Paid to Floating Rate Certificates: 0.00

Additional Principal Paid to Floating Rate Certificates: 0.00

Default Status

Mortgage Loan Event of Default or Event of Default Status: None

Rating Agency Trigger Event: None

Swap Default Status: None

Floating Rate Certificate Interest Shortfall : 0.00

Floating Rate Certificate Principal Shortfall : 0.00

**Swap Contract A4FL**

<u>Amount Received</u>	<u>Amount Paid</u>	<u>Shortfall</u>
0.00	136,375.52	0.00

Class A4FL Distribution Conversion None

Payment by Swap Counterparty as a Termination Payment: 0.00

Payment to any Successor Interest Rate Swap Counterparty to Acquire  
a Replacement Interest Rate Swap Agreement: 0.00

Collateral Posted in Connection with any Rating Agency Trigger Event: 0.00