



J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates, Series 2002-C2

December 2016

DATES

Payment Date:	Dec 12, 2016	First Payment Date:	Jan 13, 2003
Prior Payment:	Nov 14, 2016	Closing Date:	Dec 10, 2002
Next Payment:	Jan 12, 2017	Cut-off Date:	Dec 1, 2002
Record Date:	Nov 30, 2016	Final Distribution Date:	Aug 12, 2036
Determination Date:	Dec 6, 2016		

TABLE OF CONTENTS

Payment Detail	Page 1
Factor Detail	Page 2
Principal Detail	Page 3
Interest Detail	Page 4
Miscellaneous Detail	Page 5
Reconciliation of Funds	Page 6
Collateral/Remittance Summary	Page 7
Interest Adjustment Reconciliation	Page 8
Ratings	Page 9
Historical Delinquency & Liquidation (Stated)	Page 10
Delinquent Loan Detail	Page 11
Mortgage Loan Characteristics	Page 12
Loan Level Detail	Page 16
Appraisal Reduction Report	Page 19
Specially Serviced Loan Detail	Page 20
Specially Serviced Loan Comment	Page 21
Historical Loan Modification Report	Page 22
Historical Liquidation Loss Loan Detail	Page 23
Bond Collateral Realized Loss Reconciliation	Page 24
REO Status Report	Page 26
Defeased Loan Detail	Page 27

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PARTIES TO THE TRANSACTION

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

Underwriter: ABN AMRO Incorporated/Banc of America Securities LLC
Goldman Sachs & Co.

Master Servicer: Wells Fargo Bank, N. A.

Special Servicer: Centerline Capital Group

Rating Agency: Standard & Poor's, Inc./Moody's Investors Service, Inc.

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PAYMENT DETAIL

Class	Pass-Thru Rate	Original Balance	Beginning Balance	Principal Distribution	Interest Distribution	Total Distribution	Negative Amortization	Realized Loss	Ending Balance
A1	4.32600000%	234,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A2	5.05000000%	606,587,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
X-1	0.27841762%	1,031,395,510.00	10,272,885.16	0.00	2,383.46	2,383.46	0.00	0.00	10,191,203.54
X-2	0.00000000%	986,495,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B	5.21100000%	41,256,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C	5.29000000%	10,314,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D	5.40800000%	28,363,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
E	5.57851274%	14,182,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
F	6.14851274%	19,339,000.00	8,589,045.79	81,681.62	44,008.21	125,689.83	0.00	0.00	8,507,364.17
G	6.48151274%	12,892,000.00	1,683,839.37	0.00	9,094.86	9,094.86	0.00	0.00	1,683,839.37
H	5.07700000%	15,471,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
J	5.07700000%	11,603,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
K	5.07700000%	3,868,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
L	5.07700000%	7,736,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M	5.07700000%	3,867,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
N	5.07700000%	5,157,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NR	5.07700000%	16,760,510.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SP-1	6.95842933%	5,508,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SP-2	6.95842933%	8,400,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SP-3	6.95842933%	5,657,741.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
WM	6.72737333%	338,406.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
R	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LR	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NR-GT	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:		1,051,299,657.00	10,272,885.16	81,681.62	55,486.53	137,168.15	0.00	0.00	10,191,203.54



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FACTOR DETAIL

Class	Cusip	Beginning Balance	Principal Distribution	Interest Distribution	Total Distribution	Yield		Ending Balance
						Maintenance Default Premium	Realized Loss	
A1	46625MPL7	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
A2	46625MPM5	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
X-1	46625MPS2	9.960180222	0.00000000	0.002310908	0.002310908	0.00000000	0.00000000	9.880984977
X-2	46625MPT0	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
B	46625MPN3	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
C	46625MPP8	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
D	46625MPQ6	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
E	46625MPR4	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
F	46625MPU7	444.130812865	4.223673406	2.275619732	6.499293138	0.00000000	0.00000000	439.907139459
G	46625MPV5	130.611182904	0.00000000	0.705465405	0.705465405	0.00000000	0.00000000	130.611182904
H	46625MPW3	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
J	46625MPX1	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
K	46625MPY9	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
L	46625MPZ6	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
M	46625MQA0	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
N	46625MQB8	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
NR	46625MQC6	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
SP-1	46625MQD4	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
SP-2	46625MQE2	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
SP-3	46625MQF9	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
WM	46625MQY8	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
R	46625MQW2	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
LR	46625MQX0	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
NR-GT	46625MQC6	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000



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PRINCIPAL DETAIL

Class	Beginning Balance	Scheduled Principal	Unscheduled Principal	Realized Loss	Ending Balance	Credit Support	
						Original	Current
A1	0.00	0.00	0.00	0.00	0.00	77.31%	NA
A2	0.00	0.00	0.00	0.00	0.00	18.50%	NA
B	0.00	0.00	0.00	0.00	0.00	14.50%	NA
C	0.00	0.00	0.00	0.00	0.00	13.50%	NA
D	0.00	0.00	0.00	0.00	0.00	10.75%	NA
E	0.00	0.00	0.00	0.00	0.00	9.38%	NA
F	8,589,045.79	81,681.62	0.00	0.00	8,507,364.17	7.50%	16.52%
G	1,683,839.37	0.00	0.00	0.00	1,683,839.37	6.25%	0.00%
H	0.00	0.00	0.00	0.00	0.00	4.75%	NA
J	0.00	0.00	0.00	0.00	0.00	3.63%	NA
K	0.00	0.00	0.00	0.00	0.00	3.25%	NA
L	0.00	0.00	0.00	0.00	0.00	2.50%	NA
M	0.00	0.00	0.00	0.00	0.00	2.13%	NA
N	0.00	0.00	0.00	0.00	0.00	1.63%	NA
NR	0.00	0.00	0.00	0.00	0.00	0.00%	NA
SP-1	0.00	0.00	0.00	0.00	0.00	NA	NA
SP-2	0.00	0.00	0.00	0.00	0.00	NA	NA
SP-3	0.00	0.00	0.00	0.00	0.00	NA	NA
WM	0.00	0.00	0.00	0.00	0.00	NA	NA
Totals:	10,272,885.16	81,681.62	0.00	0.00	10,191,203.54		



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INTEREST DETAIL

Class	Accrued Certificate Interest	Net Prepay Interest Shortfall	Prior Interest Shortfalls	Current Interest Shortfalls	Yield Maintenance	Distributable Certificate Interest	Total Interest Distribution Amount	Cumulative Unpaid Interest Shortfall
A1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
X-1	2,383.46	0.00	0.00	0.00	0.00	2,383.46	2,383.46	0.00
X-2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
F	44,008.21	0.00	0.00	0.00	0.00	44,008.21	44,008.21	0.00
G	9,094.86	0.00	0.01	(0.00)	0.00	9,094.87	9,094.86	0.01
H	0.00	0.00	87,424.34	0.00	0.00	87,424.34	0.00	87,424.34
J	0.00	0.00	169,452.25	0.00	0.00	169,452.25	0.00	169,452.25
K	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
L	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
M	0.00	0.00	142,556.94	0.00	0.00	142,556.94	0.00	142,556.94
N	0.00	0.00	305,048.01	0.00	0.00	305,048.01	0.00	305,048.01
NR	0.00	0.00	255,196.29	0.00	0.00	255,196.29	0.00	255,196.29
SP-1	0.00	0.00	191,252.75	0.00	0.00	191,252.75	0.00	191,252.75
SP-2	0.00	0.00	386,519.66	0.00	0.00	386,519.66	0.00	386,519.66
SP-3	0.00	0.00	48,201.43	0.00	0.00	48,201.43	0.00	48,201.43
WM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
R	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NR-GT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals	55,486.53	0.00	1,585,651.68	(0.00)	0.00	1,641,138.21	55,486.53	1,585,651.68



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MISCELLANEOUS DETAIL

Advances			
<u>P&I Advances</u>			
	* Total Current		
	Advance		
Total	Not Provided		
	**Beginning	**Ending	
	Outstanding	Outstanding	
	Advance	Advance	
Total	0.00	0.00	
 <u>Unreimbursed Advances</u>			
	Servicing		Total Servicing
	Advances	Expense Advance	Adv Out
Total	0.00	0.00	0.00
 <u>Interest Reserve</u>			
Beginning Balance		0.00	
Deposits		0.00	
Withdrawals		0.00	
Ending Balance		0.00	

* Current advances are not provided by the Servicer

** Outstanding P&I Advances include the current period P&I Advances and may include Servicing Advances



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RECONCILIATION OF FUNDS

Funds Collection		Funds Distribution	
<u>Interest</u>		<u>Fees</u>	
Scheduled Interest	55,928.06	Master Servicing Fee	423.55
Retained Fees	(423.55)	Trustee Fee	17.98
Interest Adjustments	0.00	Fee Distributions	441.53
Prepayment Premium	0.00		
Deferred Interest	0.00		
Net Prepayment Interest Excess (Shortfall)	0.00	<u>Other Expenses of the Trust</u>	
Interest Reserve (Deposit)/Withdrawal	0.00	Reimbursed for Interest on Advances	0.00
Interest Collections	55,504.51	Net ASER Amount	0.00
		Special Servicing Fee	0.00
<u>Principal</u>		Workout Fee	0.00
Scheduled Principal	81,681.62	Liquidation Fee	0.00
Unscheduled Principal	0.00	Stop Advance Interest	0.00
Principal Adjustments	0.00	Modification Shortfall	0.00
Principal Collections	81,681.62	Non-Recoverable Advances	0.00
		Other Fees	0.00
<u>Distribution Amounts</u>		Other Expenses of the Trust	0.00
Principal Distribution Amt	81,681.62		
		<u>Payments to Certificateholders</u>	
Available Distribution Amt	137,168.15	Interest Distribution	55,486.53
		Principal Distribution	81,681.62
		Prepayment Premium	0.00
		Payments to Certificateholders	137,168.15
		Total Funds Distribution	137,168.15
		Net Difference:	0.00



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COLLATERAL / REMITTANCE SUMMARY - GROUP

POOL BALANCE INFORMATION:

Beginning Balance	\$10,272,885.16
Less: Principal Remittance	\$81,681.62
Plus: Negative Amortization	\$0.00
Less: Net Realized Losses	\$0.00
Less: Non-cash principal adjustment	\$0.00
Ending Balance	\$10,191,203.54

PRINCIPAL REMITTANCE:

Scheduled Principal	\$81,681.62
Prepayments	\$0.00
Curtailments	\$0.00
Net Liquidation Proceeds	\$0.00
Total Principal Remittance (A)	\$81,681.62

INTEREST REMITTANCE:

Gross Interest ^	\$55,928.06
Less: Total Retained Fees *	\$423.55
Less: Interest Reserve Activity	\$0.00
Less: Net Prepayment Interest Shortfall	\$0.00
Less: Net Nonrecoverable Advances	\$0.00
Plus: ARD Excess Interest	\$0.00
Plus: Prepayment Premiums	\$0.00
Plus: Yield Maintenance Premiums	\$0.00
Other Funds/Shortfalls **	\$0.00
Total Interest Remittance (B)	\$55,504.51

REMITTANCE TO TRUST (A+B): \$137,186.13

OTHER INFORMATION:

Beginning Loan Count	3
Ending Loan Count	3
Weighted Average Coupon	6.53309%
Weighted Average Net Coupon	6.48151%
Liquidated Loans - Balance	\$0.00

NON-RETAINED FEES:

Trustee Fee	\$17.98
Other Fees	\$0.00

* RETAINED FEES:

Master Servicing Fee	\$423.55
Fee Strips paid to Servicer	\$0.00
Special Servicing Fee	\$0.00
Workout Fee	\$0.00
Liquidation Fee	\$0.00
Miscellaneous Fees/Expenses	\$0.00

** OTHER FUNDS:

Other Interest Adjustments	\$0.00
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** OTHER SHORTFALLS:

Net ASER Interest Advance Reduction	\$0.00
Interest on Advances	\$0.00
Interest Loss	\$0.00



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December 2016

INTEREST ADJUSTMENT RECONCILIATION

Loan ID	Current Ending Scheduled Balance	Special Servicing Fee Amount plus Adjustments	Liquidation Fee Amount	Workout Fee Amount	Most Recent Net ASER Amount	Prepayment Interest (Excess)/ Shortfall *	Non- Recoverable (Scheduled Interest Not Advanced)**	Reimbursed Interest on Advances	Modified Interest Rate Reduction/ (Excess)	Reimbursement of Advances to Servicer		Other Shortfalls/ (Refunds)
										Current Month	Outstanding	

Count:

Totals:

Total Interest Shortfall hitting the Trust: 0.00

*Total shortfall may not match impact to bonds due to, but not limited to, the net effect of PPIE and Master Servicing fees received as per the governing documents.

**In some cases, the Servicer does not withhold their Servicing Fees on Non-Recoverable loans.



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RATING INFORMATION

Class	CUSIP	Fitch, Inc.			Moody's Investors Service, Inc.			Standard & Poor's Rating Services		
		Orig Rating	Current	Change Date	Orig Rating	Current	Change Date	Orig Rating	Current	Change Date
A1	46625MPL7	NR	N/A	N/A	Aaa	WR	12-Sep-11	AAA	NR	10-Oct-11
A2	46625MPM5	NR	N/A	N/A	Aaa	WR	13-Nov-12	AAA	NR	11-Dec-12
B	46625MPN3	NR	N/A	N/A	Aa2	WR	12-Dec-12	AA	NR	9-Jan-13
C	46625MPP8	NR	N/A	N/A	Aa3	WR	12-Apr-13	AA-	NR	17-Apr-13
D	46625MPQ6	NR	N/A	N/A	A2	WR	12-Dec-13	A	NR	15-Jan-14
E	46625MPR4	NR	N/A	N/A	A3	WR	27-Oct-16	A-	AA	11-Mar-16
F	46625MPU7	NR	N/A	N/A	Baa2	B1	7-Apr-16	BBB	B-	11-Mar-16
G	46625MPV5	NR	N/A	N/A	Baa3	C	7-Apr-16	BBB-	NR	18-Feb-15
H	46625MPW3	NR	N/A	N/A	Ba1	WR	21-Jun-13	BB+	NR	18-Feb-15
J	46625MPX1	NR	N/A	N/A	Ba2	WR	21-Jun-13	BB	NR	18-Feb-15
K	46625MPY9	NR	N/A	N/A	Ba3	WR	13-Sep-12	BB-	NR	18-Feb-15
L	46625MPZ6	NR	N/A	N/A	B1	WR	13-Sep-12	B+	NR	18-Feb-15
LR	46625MQX0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
M	46625MQA0	NR	N/A	N/A	B2	WR	13-Sep-12	B	D	2-Jul-10
N	46625MQB8	NR	N/A	N/A	B3	WR	12-Dec-11	B-	NR	18-Feb-15
NR	46625MQC6	NR	N/A	N/A	NR	N/A	N/A	NR	NR	11-Dec-02
SP-1	46625MQD4	NR	N/A	N/A	Ba1	WR	21-Jun-13	BBB-	NR	18-Feb-15
SP-2	46625MQE2	NR	N/A	N/A	Ba2	WR	21-Jun-13	BB	NR	18-Feb-15
SP-3	46625MQF9	NR	N/A	N/A	Ba3	WR	29-Nov-12	BB-	D	8-Jul-11
WM	46625MQY8	NR	N/A	N/A	NR	N/A	N/A	NR	N/A	N/A
X-1	46625MPS2	NR	N/A	N/A	Aaa	Caa3	7-Apr-16	AAA	NR	16-Jan-14
X-2	46625MPT0	NR	N/A	N/A	Aaa	WR	12-Feb-10	AAA	NR	9-Feb-10

Asset Status Legend

N	- Notched / Implied Rating	CW-	- Credit Watch with negative implications
E	- Credit Estimate	CW+	- Credit Watch with positive implications
S	- Shadow Rated	DEF	- In Default

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

(1) Current 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 US Bank 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 provided by the rating agency in an electronic format and therefore not being updated on this report, US Bank recommends that investors obtain current rating information directly from the rating agency.



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December 2016

HISTORICAL DELINQUENCY & LIQUIDATION SUMMARY (STATED BALANCE)

Month	30 Days Delinq ⁽¹⁾			60 Days Delinq ⁽¹⁾			90+ Days Delinq ⁽¹⁾			Bankruptcy		Foreclosure		REO		Prepayments/Liquidation			
	Count	Balance	% ⁽²⁾	Count	Balance	% ⁽²⁾	Count	Balance	% ⁽²⁾	Count	Balance	% ⁽²⁾	Count	Balance	% ⁽²⁾	Count	Balance	% ⁽²⁾	Count
Dec 2016	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0
Nov 2016	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0
Oct 2016	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	1
Sep 2016	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	11,698,617.92
Aug 2016	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	113.0%
Jul 2016	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0
Jun 2016	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0
May 2016	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0
Apr 2016	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0
Mar 2016	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0
Feb 2016	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0
Jan 2016	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0
Dec 2015	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0
Nov 2015	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0
Oct 2015	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0	0.00	0.0%	0

(1) Exclusive of loans in Bankruptcy, Foreclosure and REO

(2) Percentage in relation to Ending Scheduled Balance



J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates, Series 2002-C2

December 2016

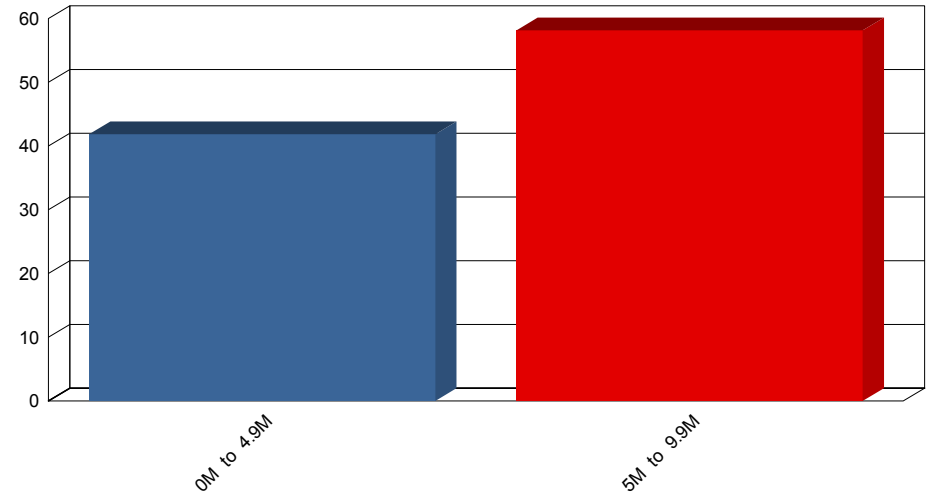
DELINQUENT LOAN DETAIL

Loan ID	Paid Thru Date	Current P&I Advances**	Outstanding P&I Advances***	Outstanding Servicing Advances	Loan Status Code*	Special Servicer Transfer Date	Foreclosure Date	Bankruptcy Date	Reo Date
Count: Totals:									
* Loan Status: A = Payment not received but still in grace period; B = Late Payment but less than 30 days delinquent; 0 = Current; 1 = 30-59 Days Delinquent; 2 = 60-89 Days Delinquent; 3 = 90-120 Days Delinquent; 4 = Performing Matured Balloon; 5 = Non-Performing Matured Balloon; 6 = 121+ Days Delinquent.									
** Current advances are not provided but are derived from information received from the Servicer									
***Outstanding P&I Advances include the current period P&I Advances and may include Servicer Advances.									

MORTGAGE LOAN CHARACTERISTICS

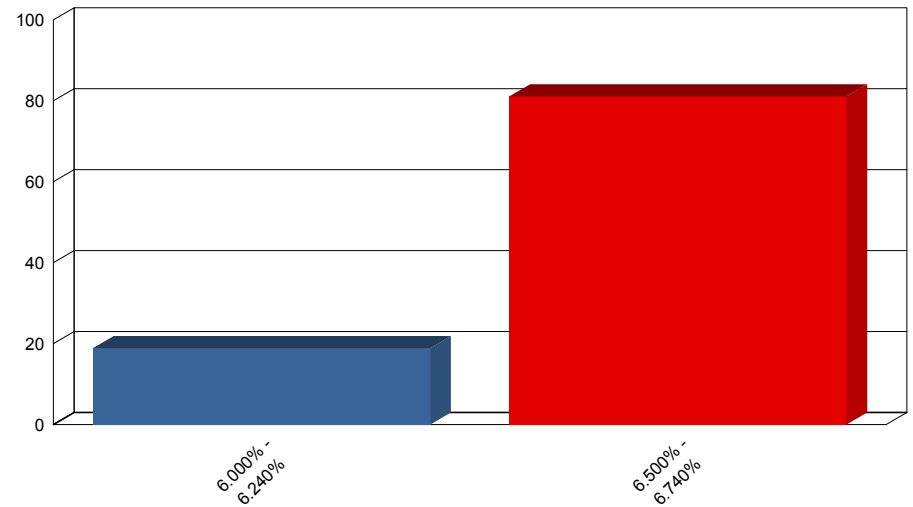
Remaining Principal Balance

	Count	Balance (\$)	%
0M to 4.9M	2	\$4,264,920.65	41.85%
5M to 9.9M	1	\$5,926,282.89	58.15%
Total	3	\$10,191,203.54	100.00%



Gross Rate

	Count	Balance (\$)	%
6.000% - 6.240%	1	\$1,925,225.00	18.89%
6.500% - 6.740%	2	\$8,265,978.54	81.11%
Total	3	\$10,191,203.54	100.00%

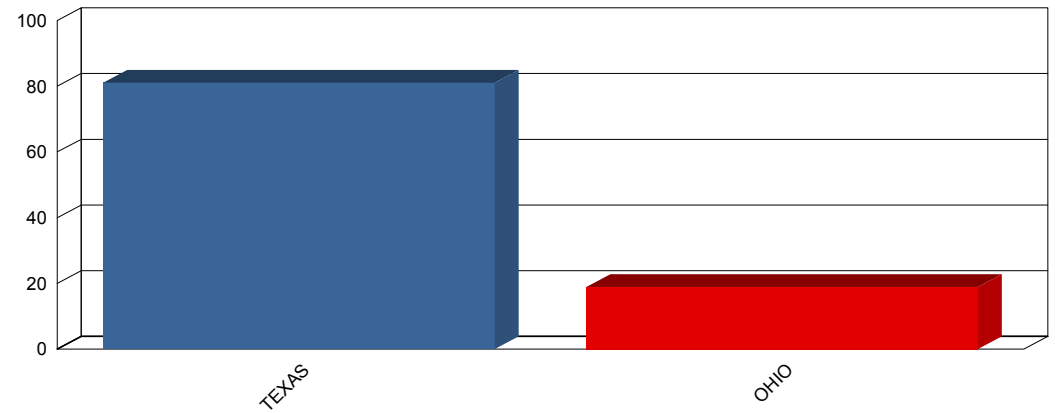


Total Weighted Average Rate: 6.53%

MORTGAGE LOAN CHARACTERISTICS

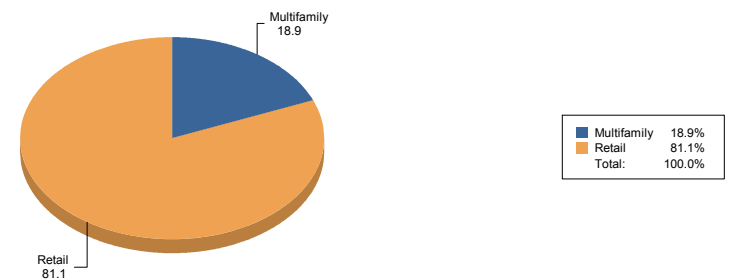
Geographic Distribution by State

	Count	Balance (\$)	%
TEXAS	2	\$8,265,978.54	81.11%
OHIO	1	\$1,925,225.00	18.89%
Total	3	\$10,191,203.54	100.00%



Property Type

	Count	Balance (\$)	%
Multifamily	1	\$1,925,225.00	18.89%
Retail	2	\$8,265,978.54	81.11%
Total	3	\$10,191,203.54	100.00%

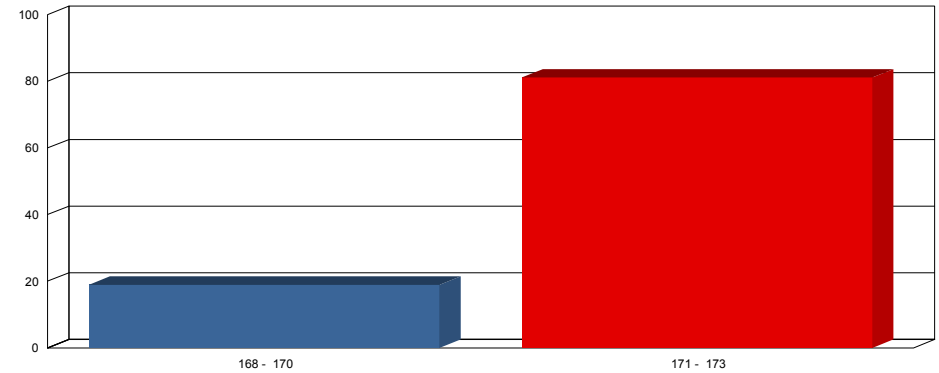


MORTGAGE LOAN CHARACTERISTICS

Seasoning

Months	Count	Balance (\$)	%
168 - 170	1	\$1,925,225.00	18.89%
171 - 173	2	\$8,265,978.54	81.11%
Total	3	\$10,191,203.54	100.00%

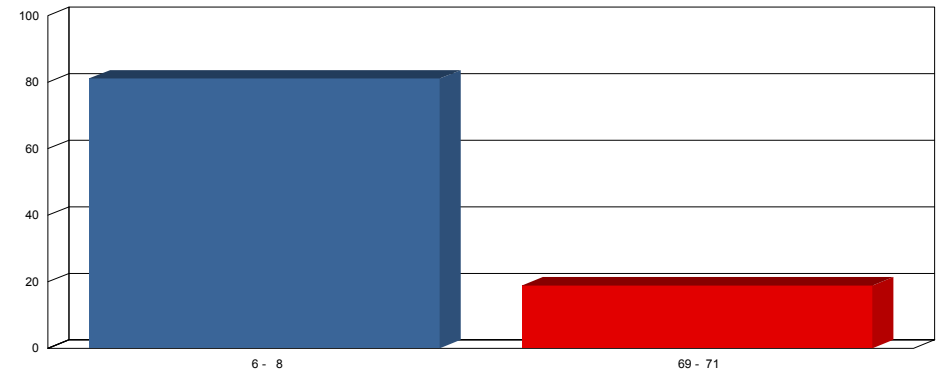
Total Weighted Average Seasoning: 172



Remaining Term to Maturity

Months	Count	Balance (\$)	%
6 - 8	2	\$8,265,978.54	81.11%
69 - 71	1	\$1,925,225.00	18.89%
Total	3	\$10,191,203.54	100.00%

Total Weighted Average Remaining Months: 19

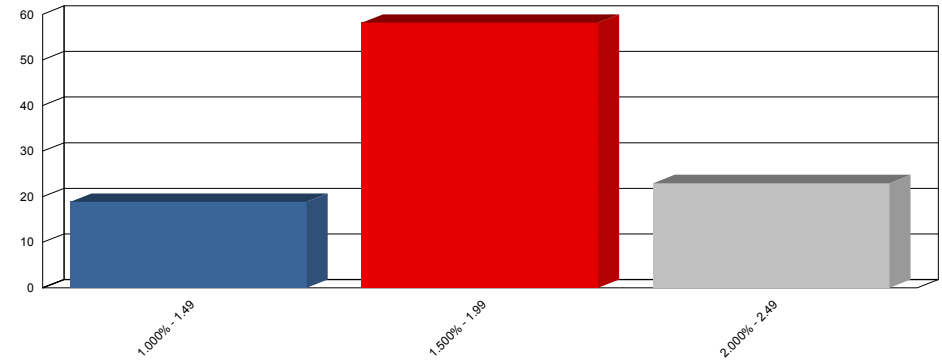


MORTGAGE LOAN CHARACTERISTICS

DSCR

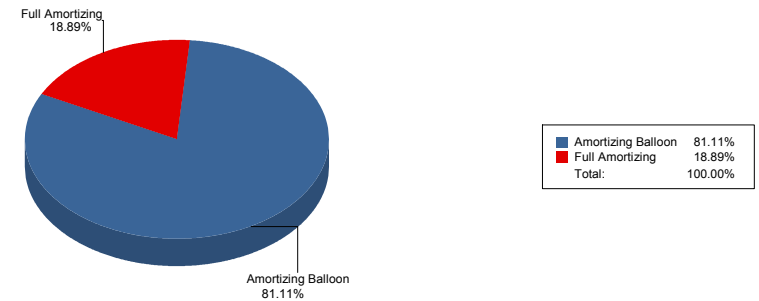
	Count	Balance (\$)	%
1.000% - 1.49	1	\$1,925,225.00	18.89%
1.500% - 1.99	1	\$5,926,282.89	58.15%
2.000% - 2.49	1	\$2,339,695.65	22.96%
Total	3	\$10,191,203.54	100.00%

Total Weighted Average DSCR: 1.69



Amortization Type

	Count	Balance (\$)	%
Amortizing Balloon	2	\$8,265,978.54	81.11%
Full Amortizing	1	\$1,925,225.00	18.89%
Total	3	\$10,191,203.54	100.00%





J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates, Series 2002-C2

December 2016

LOAN LEVEL DETAIL

Loan ID	Property Type	Transfer Date	Stat	Maturity Date	Neg Am	End Schedule Balance	Note Rate	Sched P&I	Prepay Adj	Prepay Date	Paid Thru	Prepay Premium	Loan Status **	Interest Payment	Yield Maint Charges	PFY Operating DSCR	Operating Stmt
1	Retail		XX	10/10/12						05/13/13							
2	Office		MA	11/01/12						09/04/12							
3	Mobile Home		XX	05/01/12						05/01/12							
3A	Mobile Home		XX	05/01/12						05/01/12							
4	Industrial		NY	10/10/12						10/10/12							
4A	Industrial		XX							10/09/12							
5	Multifamily		NY	11/01/12						10/01/12							
6	Multifamily		IL	10/01/12						10/01/12							
7	Office		NY	11/01/12						11/01/12							
8	Industrial		IL	08/01/12						07/11/12							
9	Multifamily		IL	09/01/11						09/02/11							
10	Multifamily		FL	11/01/12						09/01/12							
11	Office		MD	01/01/12						11/04/09							
12	Multifamily		NY	10/01/12						08/31/11							
13	Retail		IN	09/01/17						10/03/16							
14	Industrial		WA	10/01/12						11/26/13							
15	Industrial		CA	10/01/12						09/14/12							
16	Self Storage		XX	04/01/12						03/30/12							
17	Multifamily		MI	10/01/12						08/01/12							
18	Industrial		OH	12/01/12						12/01/12							
19	Office		FL	11/01/12						11/01/12							
20	Retail		CO	07/01/12						04/02/12							
21	Retail		TX	10/01/07						10/01/07							
22	Industrial		NJ	11/01/12						05/01/13							
23	Retail		TX	08/01/12						06/22/12							
24	Multifamily		AZ	10/01/12						07/01/12							
25	Retail		IL	09/01/12						09/04/12							
26	Retail		TX	07/01/17	N	5,926,282.89	6.720	76,419.26	0.00		12/01/16	0.00	0	33,427.94	0.00	1.44	12/31/15
27	Office		MA	08/01/12						11/01/12							
28	Industrial		CA	09/01/12						08/30/12							
29	Retail		AL	11/01/12						11/01/12							
30	Multifamily		IN	11/01/07						11/01/07							
31	Retail		CA	09/01/12						08/09/12							
32	Multifamily		NC	11/01/12						11/01/12							
33	Office		IL	11/01/12						11/01/12							
34	Retail		FL	07/01/10						07/01/10							
35	Multifamily		OH	08/01/12						07/22/05							
36	Multifamily		MS	09/01/12						05/24/12							
37	Mobile Home		CA	09/01/12						07/12/12							
38	Other		IA	06/01/10						12/03/10							
39	Mobile Home		WA	11/01/12						11/01/12							



J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates, Series 2002-C2

December 2016

LOAN LEVEL DETAIL

Loan ID	Property Type	Transfer Date	Stat	Maturity Date	Neg Am	End Schedule Balance	Note Rate	Sched P&I	Prepay Adj	Prepay Date	Paid Thru	Prepay Premium	Loan Status **	Interest Payment	Yield Maint Charges	PFY Operating DSCR	Operating Stmt
40	Multifamily		OH	09/01/07						08/28/03							
41	Retail		PA	11/01/12						10/04/12							
42	Multifamily		MI	11/01/12						03/18/11							
43	Multifamily		FL	11/01/11						09/13/12							
44	Multifamily		KY	10/01/07						10/02/07							
45	Office		TX	11/01/12						11/01/12							
46	Multifamily		CA	12/01/12						12/01/12							
47	Mobile Home		AZ	12/01/07						12/03/07							
48	Multifamily		DE	10/01/12						09/27/12							
49	Multifamily		IN	10/01/12						10/01/12							
50	Multifamily		TX	11/01/12						11/01/12							
51	Retail		CA	10/01/12						12/01/12							
52	Retail		NV	07/01/12						12/01/12							
53	Self Storage		NJ	11/01/12						10/01/12							
54	Multifamily		PA	10/01/12						10/01/12							
55	Office		OH	05/01/12						05/05/10							
56	Office		IL	10/01/12						11/20/13							
57	Retail		TN	03/01/12						05/01/12							
58	Multifamily		TX	10/01/12						12/29/10							
59	Retail		FL	08/01/12						05/31/12							
60	Retail		PA	07/01/12						04/19/12							
61	Multifamily		OH	11/01/22	N	1,925,225.00	6.000	31,164.75	0.00		12/01/16	0.00	0	9,733.28	0.00	1.00	12/31/14
62	Multifamily		FL	10/01/12						09/11/12							
63	Industrial		CA	10/01/09						10/01/09							
64	Industrial		WI	06/01/11						06/01/01							
65	Retail		TX	07/01/17	N	2,339,695.65	6.500	30,025.67	0.00		12/01/16	0.00	0	12,766.84	0.00	1.85	12/31/15
66	Industrial		CA	12/01/12						09/04/12							
67	Multifamily		CA	11/01/12						11/01/12							
68	Industrial		CA	10/01/12						07/31/12							
69	Multifamily		NJ	11/01/10						11/01/10							
70	Retail		VA	09/01/12						03/26/10							
71	Multifamily		GA	11/01/12						01/30/13							
72	Multifamily		MI	11/01/12						09/12/12							
73	Multifamily		TN	10/01/12						09/28/12							
74	Retail		SC	08/01/12						07/26/12							
75	Retail		TX	09/01/12						08/18/11							
76	Retail		TX	10/01/12						12/20/12							
77	Retail		TX	08/01/12						05/01/12							
78	Multifamily		WI	11/01/12						08/01/12							
79	Retail		NJ	12/01/12						01/31/13							
80	Multifamily		CA	12/01/12						08/29/12							



J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates, Series 2002-C2

December 2016

LOAN LEVEL DETAIL

Loan ID	Property Type	Transfer Date	Stat	Maturity Date	Neg Am	End Schedule Balance	Note Rate	Sched P&I	Prepay Adj	Prepay Date	Paid Thru	Prepay Premium	Loan Status **	Interest Payment	Yield Maint Charges	PFY Operating DSCR Stmt
81	Multifamily		CA	11/01/12						12/01/12						
82	Other		MT	06/01/10						06/01/10						
83	Mobile Home		FL	11/01/12						11/01/12						
84	Retail		IL	10/01/12						08/04/12						
85	Retail		TN	10/01/12						10/01/12						
86	Multifamily		GA	09/01/12						05/24/13						
87	Retail		PA	11/01/12						12/01/12						
88	Multifamily		MS	04/01/12						04/02/12						
89	Retail		FL	09/01/13						08/02/13						
90	Multifamily		KY	11/01/12						10/01/12						
91	Office		MA	06/01/12						06/01/12						
92	Retail		FL	10/01/12						07/03/12						
93	Retail		TN	07/01/12						06/20/12						
94	Retail		AL	11/01/12						11/09/12						
95	Multifamily		ND	11/01/12						07/27/12						
96	Retail		MI	07/01/12						06/29/12						
97	Retail		MS	09/01/12						08/07/12						
98	Industrial		FL	07/01/12						07/02/12						
99	Self Storage		TX	01/01/11						01/03/11						
100	Mobile Home		IN	09/01/12						11/15/12						
101	Retail		MD	11/01/12						08/03/12						
102	Multifamily		TX	11/01/12						11/01/12						
103	Mobile Home		MI	09/01/12						10/02/12						
104	Multifamily		NY	11/01/12						08/23/12						
105	Mobile Home		FL	11/01/12						11/01/12						
106	Multifamily		TN	12/01/12						10/14/08						
107	Mobile Home		NY	12/01/12						12/01/12						
108	Multifamily		PA	09/01/12						02/28/13						
109			XX	10/10/12						05/13/13						
110			XX	10/10/12						05/13/13						
111			XX	10/10/12						05/13/13						
112			XX	07/01/12						07/01/12						
Count:		114	Totals:			10.191.203.54		137,609.68	0.00			0.00		55,928.06	0.00	

* If State field is blank or 'XX', loan has properties in multiple states.

** Loan Status: A = Payment not received but still in grace period; B = Late Payment but less than 30 days delinquent; 0 = Current; 1 = 30-59 Days Delinquent; 2 = 60-89 Days Delinquent; 3 = 90-120 Days Delinquent; 4 = Performing Matured Balloon; 5 = Non-Performing Matured Balloon; 6 = 121+ Days Delinquent; R = Repurchased.



J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates, Series 2002-C2

December 2016

APPRAISAL REDUCTION REPORT

Loan ID	Property Name	Paid Through Date	ARA (Appraisal Reduction Amount)	ARA Date	Most Recent Value	Most Recent Valuation Date	Most Recent Net ASER Amount	Cumulative ASER Amount
Count:	Totals:							



**J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates, Series 2002-C2**

December 2016

SPECIALLY SERVICED (PART II) - SERVICER COMMENTS

Loan ID	Resolution Strategy	Comments

HISTORICAL LOAN MODIFICATION REPORT



J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates, Series 2002-C2

December 2016

HISTORICAL LIQUIDATION LOSS LOAN DETAIL

Loan ID	Liquidation Month	Liquidation / Prepayment Code *	Current Beginning Scheduled Balance	Most Recent Value **	Net Proceeds Received on Liquidation	Liquidation Expense	Net Proceeds Available for Distribution	Realized Loss to Trust
1	Jun 2013	22	34,891,472.25	223,950,000.00	11,748,869.72	9,287,900.66	2,460,969.06	32,430,503.19
8	Aug 2012	22	18,797,399.01	30,500,000.00	7,279,255.76	7,776,514.64	(497,258.88)	19,294,657.89
11	Nov 2009	7	20,170,043.42	37,340,000.00	7,426,245.06	747,836.84	6,678,408.22	13,491,635.21
12	Sep 2011	7	15,612,369.07	22,900,000.00	15,837,871.99	274,197.83	15,563,674.18	48,694.91
14	Dec 2013	7	14,435,752.18	22,700,000.00	14,510,130.41	257,386.51	14,252,743.90	183,008.28
22	May 2013	7	9,134,563.69	18,500,000.00	9,187,432.43	262,324.85	8,925,107.58	209,456.11
35	Aug 2005	7	7,235,144.61	9,350,000.00	6,916,686.04	452,684.89	6,916,686.04	771,143.46
42	Apr 2011	7	5,575,787.35	8,400,000.00	5,159,804.90	1,240,446.58	3,919,358.32	1,656,429.03
43	Oct 2012	7	5,346,554.08	8,225,000.00	5,511,263.87	288,186.95	5,223,076.92	123,477.10
55	Jun 2010	7	4,592,278.38	6,900,000.00	2,533,021.53	468,291.78	2,533,021.53	2,527,548.63
56	Dec 2013	7	4,057,248.62	6,300,000.00	4,402,081.88	344,833.26	4,057,248.62	0.00
58	Jan 2011	7	4,097,692.75	5,825,000.00	3,568,441.49	704,762.69	2,863,678.80	1,234,013.95
70	Apr 2010	7	3,431,841.19	5,075,000.00	2,380,200.45	390,273.85	2,381,400.12	1,441,914.59
75	Sep 2011	7	2,908,789.30	4,590,000.00	2,603,704.18	529,766.57	2,073,937.61	834,851.69
76	Jan 2013	7	2,699,836.40	4,675,000.00	2,792,256.61	120,022.95	2,672,233.66	27,602.74
100	Dec 2012	7	1,502,193.47	2,370,000.00	512,003.48	159,937.48	352,066.00	1,150,127.47
103	Oct 2012	7	1,279,888.37	2,250,000.00	520,000.00	166,174.34	353,825.66	926,062.71
108	Mar 2013	7	994,235.73	1,435,000.00	1,102,646.43	108,410.70	994,235.73	0.00
109	Jun 2013	7	1,780,115.61	223,950,000.00	0.00	1,780,115.61	0.00	1,780,115.61
110	Jun 2013	7	2,714,773.32	223,950,000.00	0.00	2,714,773.32	0.00	2,714,773.32
111	Jun 2013	7	1,828,510.22	223,950,000.00	0.00	1,828,510.22	0.00	1,828,510.22
Count:	21	Totals:	163,086,489.02	1,093,135,000.00	103,991,916.23	29,903,352.52	81,724,413.07	82,674,526.11

* Liquidation / Prepayment Code: 1 - Partial Liq'n (Curtailment); 2 - Payoff Prior To Maturity; 3 - Disposition / Liquidation; 4 - Repurchase/ Substitution; 5 - Full Payoff At Maturity; 6 - DPO; 7 - Liquidated; 8 - Payoff w/ penalty; 9 - Payoff w/ yield Maintenance; 10 - Curtailment w/ Penalty; 11 - Curtailment w/ Yield Maintenance

** Reported as of liquidation period. If not provided by the servicer, Most Recent Value is as of cutoff.



J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates, Series 2002-C2

December 2016

BOND/COLLATERAL REALIZED LOSS RECONCILIATION

Loan ID	Period	Beginning Balance of the Loan at Liquidation	Aggregate Realized Loss on Loans	Prior Realized Loss Applied to Certificates A	Amounts Covered by Overcollateraliz ation and other Credit Support B	Interest (Shortages) / Excesses applied to Realized Loss C	Modification Adjustments / Appraisal Reduction Adjustment D	Additional (Recoveries) / Expenses applied to Realized Loss E	Current Realized Loss Applied to Certificates*	Recoveries of Realized Losses paid as Cash	(Recoveries) / Loss to Certificate Interest
1	Jun 2013	34,891,472.25	33,981,612.73	0.00	0.00	0.00	0.00	(1,768,337.46)	32,213,275.27	0.00	0.00
1	Apr 2015		32,511,853.97	32,213,275.27	0.00	0.00	0.00	(1,469,758.76)	30,743,516.51	0.00	0.00
1	Oct 2016		32,482,057.44	30,743,516.51	0.00	0.00	0.00	(29,796.53)	30,713,719.98	0.00	0.00
1	Nov 2016		32,430,503.19	30,713,719.98	0.00	0.00	0.00	(51,554.25)	30,662,165.73	0.00	0.00
8	Aug 2012	18,797,399.01	19,353,477.15	0.00	0.00	0.00	0.00	0.00	18,797,399.01	0.00	0.00
8	Feb 2013		19,322,946.15	18,797,399.01	0.00	0.00	0.00	0.00	18,797,399.01	0.00	(30,351.00)
8	Jun 2013		19,294,657.89	18,797,399.01	0.00	0.00	0.00	0.00	18,797,399.01	0.00	(28,288.26)
11	Nov 2009	20,170,043.42	13,499,260.35	0.00	0.00	0.00	0.00	0.00	13,499,260.35	0.00	0.00
11	May 2011		13,491,635.21	13,499,260.35	0.00	0.00	0.00	0.00	13,499,260.35	0.00	(7,625.14)
12	Sep 2011	15,612,369.07	49,014.24	0.00	0.00	0.00	0.00	0.00	49,014.24	0.00	0.00
12	Apr 2013		48,694.91	49,014.24	0.00	0.00	0.00	(319.33)	48,694.91	0.00	0.00
14	Dec 2013	14,435,752.18	183,008.28	0.00	0.00	0.00	0.00	0.00	183,008.28	0.00	0.00
22	May 2013	9,134,563.69	209,456.11	0.00	0.00	0.00	0.00	0.00	209,456.11	0.00	0.00
35	Aug 2005	7,235,144.61	771,143.46	0.00	0.00	0.00	0.00	0.00	771,143.46	0.00	0.00
42	Apr 2011	5,575,787.35	1,783,129.83	0.00	0.00	0.00	0.00	0.00	1,783,129.83	0.00	0.00
42	Mar 2013		1,656,429.03	1,783,129.83	0.00	0.00	0.00	(126,700.80)	1,656,429.03	0.00	0.00
43	Oct 2012	5,346,554.08	143,219.22	0.00	0.00	0.00	0.00	0.00	143,219.22	0.00	0.00
43	Oct 2013		123,477.10	143,219.22	0.00	0.00	0.00	(19,742.12)	123,477.10	0.00	0.00
55	Jun 2010	4,592,278.38	2,527,548.63	0.00	0.00	0.00	0.00	0.00	2,527,548.63	0.00	0.00
56	Dec 2013	4,057,248.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
58	Jan 2011	4,097,692.75	1,278,605.80	0.00	0.00	0.00	0.00	0.00	1,278,605.80	0.00	0.00
58	Sep 2011		1,234,013.95	1,278,605.80	0.00	0.00	0.00	(44,591.85)	1,234,013.95	0.00	0.00
70	Apr 2010	3,431,841.19	1,443,114.26	0.00	0.00	0.00	0.00	0.00	1,443,114.26	0.00	0.00
70	Jun 2013		1,441,914.59	1,443,114.26	0.00	0.00	0.00	(1,199.67)	1,441,914.59	0.00	0.00
75	Sep 2011	2,908,789.30	834,851.69	0.00	0.00	0.00	0.00	0.00	834,851.69	0.00	0.00
76	Jan 2013	2,699,836.40	28,202.74	0.00	0.00	0.00	0.00	0.00	28,202.74	0.00	0.00
76	Feb 2014		27,602.74	28,202.74	0.00	0.00	0.00	(600.00)	27,602.74	0.00	0.00
100	Dec 2012	1,502,193.47	1,152,513.97	0.00	0.00	0.00	0.00	0.00	1,152,513.97	0.00	0.00
100	Feb 2014		1,150,127.47	1,152,513.97	0.00	0.00	0.00	(2,386.50)	1,150,127.47	0.00	0.00



J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates, Series 2002-C2

December 2016

BOND/COLLATERAL REALIZED LOSS RECONCILIATION

Loan ID	Period	Beginning Balance of the Loan at Liquidation	Aggregate Realized Loss on Loans	Prior Realized Loss Applied to Certificates A	Amounts Covered by Overcollateraliz ation and other Credit Support B	Interest (Shortages) / Excesses applied to Realized Loss C	Modification Adjustments / Appraisal Reduction Adjustment D	Additional (Recoveries) / Expenses applied to Realized Loss E	Current Realized Loss Applied to Certificates*	Recoveries of Realized Losses paid as Cash	(Recoveries) / Loss to Certificate Interest
103	Oct 2012	1,279,888.37	932,955.71	0.00	0.00	0.00	0.00	0.00	932,955.71	0.00	0.00
103	Feb 2014		926,062.71	932,955.71	0.00	0.00	0.00	(6,893.00)	926,062.71	0.00	0.00
108	Mar 2013	994,235.73		0.00	0.00	0.00	0.00	0.00		0.00	0.00
109	Sep 2011		0.00	0.00	0.00	0.00	(214,857.35)	0.00	214,857.35	0.00	0.00
109	Jun 2013	1,780,115.61	1,780,115.61	214,857.35	0.00	0.00	0.00	1,780,115.61	1,994,972.96	0.00	0.00
110	Sep 2011		0.00	0.00	0.00	0.00	(327,669.16)	0.00	327,669.16	0.00	0.00
110	Jun 2013	2,714,773.32	2,714,773.32	327,669.16	0.00	0.00	0.00	2,714,773.32	3,042,442.48	0.00	0.00
111	Sep 2011		0.00	0.00	0.00	0.00	(220,698.50)	0.00	220,698.50	0.00	0.00
111	Jun 2013	1,828,510.22	1,828,510.22	220,698.50	0.00	0.00	0.00	1,828,510.22	2,049,208.72	0.00	0.00
Loan Count:	21	Totals:	82,674,526.11		0.00	0.00	(763,225.01)	2,801,518.88	81,179,779.92	0.00	(66,264.40)

Description of Fields

*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

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



J.P. Morgan Chase Commercial Mortgage Securities Corp.
Commercial Mortgage Pass-Through Certificates, Series 2002-C2

December 2016

REO STATUS REPORT

Loan ID	State	City	Property Type	Book Value	Ending Scheduled Loan	REO Date	Total Exposure	Appraisal Value	Appraisal Date	Date Asset Expected to be Resolved or Foreclosed	REO Revenue and Other Amounts	Type *
1	XX	Various	Retail	119,400,000.00	0.00	09/01/2011	0.00	0.00			0.00	22
8	IL	Marion	Industrial	22,650,000.00	0.00	05/13/2010	0.00	0.00			0.00	22
42	MI	Kalamazoo	Multifamily	6,300,000.00	0.00	11/09/2010	0.00	0.00			0.00	7
Count:	3	Totals:		148,350,000.00	0.00		0.00	0.00			0.00	

(*) Legend: (1) Partial Liq'n (Curtailment), (2) Payoff Prior To Maturity, (3) Disposition / Liquidation, (4) Repurchase/ Substitution, (5) Full Payoff At Maturity, (6) DPO, (7) Liquidated, (8) Payoff w/ penalty, (9) Payoff w/ yield Maintenance, (10) Curtailment w/ Penalty, (11) Curtailment w/ Yield Maintenance

DEFEASED LOAN DETAIL