



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

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1***

Statement Date: 17-Mar-06
Payment Date: 17-Mar-06
Prior Payment: 17-Feb-06
Next Payment: 17-Apr-06
Record Date: 28-Feb-06

Administrator:
Thomas Stilling 312.904.6057
thomas.stilling@abnamro.com

***ABN AMRO Acct: 723372.1
Reporting Package Table of Contents***

Analyst:
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Issue Id: Monthly Data File Name:	LUBS06C1 LUBS06C1_200603_3.ZIP								
Statements to Certificateholders Cash Reconciliation Summary Bond Interest Reconciliation Bond Interest Reconciliation Bond Principal Reconciliation Shortfall Summary Report Asset-Backed Facts ~ 15 Month Loan Status Summary Asset-Backed Facts ~ 15 Month Loan Payoff/Loss Summary Mortgage Loan Characteristics Delinquent Loan Detail Loan Level Detail Realized Loss Detail Historical REO Report Collateral Realized Loss Appraisal Reduction Detail Modified Loan Detail Historical Collateral Prepayment Summary of Loan Maturity Extensions Specially Serviced (Part I) - Loan Detail Specially Serviced (Part II) - Servicer Comments	Page(s) Page 2-4 Page 5-7 Page 8 Page 9 Page 10-11 Page 12 Page 13-15 Page 16-18 Page 19-21 Page 22 Page 23-29 Page 30 Page 31 Page 32 Page 33 Page 34 Page 35 Page 36 Page 37 Page 38								
Closing Date: 1-Feb-2006 First Payment Date: 17-Feb-2006 Rated Final Payment Date: 18-Feb-2041 Determination Date: 13-Mar-2006									
<table><tr><td>Trust Collection Period</td></tr><tr><td>2/14/2006 - 3/13/2006</td></tr></table>		Trust Collection Period	2/14/2006 - 3/13/2006						
Trust Collection Period									
2/14/2006 - 3/13/2006									
Parties to The Transaction									
Depositor: Structured Asset Securities Corporation II Underwriter: Lehman Brothers Inc./UBS Securities LLC Master Servicer: Wachovia Bank, National Association Special Servicer: LNR Partners, Inc. Rating Agency: Standard & Poor's Rating Services/Fitch Ratings									
<table><tr><td colspan="2">Information is available for this issue from the following sources</td></tr><tr><td>LaSalle Web Site</td><td>www.etrustee.net</td></tr><tr><td>Servicer Web Site</td><td>www.wachovia.com</td></tr><tr><td>LaSalle Factor Line</td><td>800.246.5761</td></tr></table>		Information is available for this issue from the following sources		LaSalle Web Site	www.etrustee.net	Servicer Web Site	www.wachovia.com	LaSalle Factor Line	800.246.5761
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WAC: 5.579683%
WAMM: 107

REMIC III
ABN AMRO Acct: 723372.1

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)
A-1 52108MDD2	64,000,000.00	63,298,670.03 989.041719219	979,349.71 15.302339219	0.00 0.000000000	0.00 0.000000000	62,319,320.32 973.739380000	264,693.94 4.135842813	0.00 0.000000000	5.018000000% Fixed
A-2 52108MDE0	326,000,000.00	326,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	326,000,000.00 1000.000000000	1,381,153.33 4.236666656	0.00 0.000000000	5.084000000% Fixed
A-3 52108MDF7	92,000,000.00	92,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	92,000,000.00 1000.000000000	399,203.33 4.339166630	0.00 0.000000000	5.207000000% Fixed
A-AB 52108MDG5	94,000,000.00	94,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	94,000,000.00 1000.000000000	402,555.00 4.282500000	0.00 0.000000000	5.139000000% Fixed
A-4 52108MDH3	1,143,176,000.00	1,143,176,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,143,176,000.00 1000.000000000	4,911,846.21 4.296666664	0.00 0.000000000	5.156000000% Fixed
A-M 52108MDJ9	245,597,000.00	245,597,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	245,597,000.00 1000.000000000	1,067,732.96 4.347500010	0.00 0.000000000	5.217000000% 5.217000000%
A-J 52108MDK6	221,037,000.00	221,037,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	221,037,000.00 1000.000000000	971,826.01 4.396666667	0.00 0.000000000	5.276000000% 5.276000000%
B 52108MDL4	15,350,000.00	15,350,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	15,350,000.00 1000.000000000	67,872.58 4.421666450	0.00 0.000000000	5.306000000% 5.306000000%
C 52108MDM2	27,630,000.00	27,630,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	27,630,000.00 1000.000000000	122,838.38 4.445833514	0.00 0.000000000	5.335000000% 5.335000000%
D 52108MDN0	24,559,000.00	24,559,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	24,559,000.00 1000.000000000	109,799.20 4.470833503	0.00 0.000000000	5.365000000% 5.365000000%
E 52108MDP5	18,420,000.00	18,420,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	18,420,000.00 1000.000000000	82,951.40 4.503333333	0.00 0.000000000	5.404000000% 5.404000000%
F 52108MDQ3	21,490,000.00	21,490,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	21,490,000.00 1000.000000000	97,295.98 4.527500233	0.00 0.000000000	5.433000000% 5.433000000%
G 52108MDS9/U51394NY3/52108MDT7	21,489,000.00	21,489,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	21,489,000.00 1000.000000000	98,491.25 4.583333333	0.00 0.000000000	5.500000000% 5.500000000%
H 52108MDU4/U51394NZ0/52108MDV2	24,560,000.00	24,560,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	24,560,000.00 1000.000000000	113,809.53 4.633938518	0.00 0.000000000	5.5607263245% 5.7296114834%
J 52108MDW0/U51394PA3/52108MDX8	18,420,000.00	18,420,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	18,420,000.00 1000.000000000	85,357.15 4.633938654	0.00 0.000000000	5.5607263245% 5.7296114834%
K 52108MDY6/U51394PB1/52108MDZ3	24,560,000.00	24,560,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	24,560,000.00 1000.000000000	113,809.53 4.633938518	0.00 0.000000000	5.5607263245% 5.7296114834%
L 52108MEA7/U51394PC9/52108MEB5	12,279,000.00	12,279,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	12,279,000.00 1000.000000000	49,801.58 4.055833537	0.00 0.000000000	4.867000000% Fixed

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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CUSIP			Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Next Rate(3)
M	9,210,000.00		9,210,000.00	0.00	0.00	0.00	9,210,000.00	37,354.23	0.00	4.867000000%
52108MEC3/U51394PD7/52108MED1			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.055833876	0.000000000	Fixed
N	9,210,000.00		9,210,000.00	0.00	0.00	0.00	9,210,000.00	37,354.23	0.00	4.867000000%
52108MEE9/U51394PE5/52108MEF6			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.055833876	0.000000000	Fixed
P	6,140,000.00		6,140,000.00	0.00	0.00	0.00	6,140,000.00	24,902.82	0.00	4.867000000%
52108MEG4/U51394PF2/52108MEH2			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.055833876	0.000000000	Fixed
Q	6,140,000.00		6,140,000.00	0.00	0.00	0.00	6,140,000.00	24,902.82	0.00	4.867000000%
52108MEJ8/U51394PG0/52108MEK5			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.055833876	0.000000000	Fixed
S	6,140,000.00		6,140,000.00	0.00	0.00	0.00	6,140,000.00	24,902.82	0.00	4.867000000%
52108MEL3/U51394PH8/52108MEM1			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.055833876	0.000000000	Fixed
T	24,560,106.00		24,560,106.00	0.00	0.00	0.00	24,560,106.00	99,611.70	0.00	4.867000000%
52108MEN9/U51394PJ4/52108MEP4			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.055833472	0.000000000	Fixed
X-CL	2,455,967,106.00	N	2,455,265,776.03	0.00	0.00	0.00	2,454,286,426.32	127,578.08	0.00	0.0623532074%
52108MEQ2/U51394PK1/52108MER0			999.714438370	0.000000000	0.000000000	0.000000000	999.315675004	0.051946168	0.000000000	
X-CP	2,250,748,000.00	N	2,250,748,000.00	0.00	0.00	0.00	2,250,748,000.00	659,906.83	0.00	0.3518333446%
52108MDR1			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	0.293194454	0.000000000	
IUU-1	7,200,282.00		7,190,315.42	13,468.16	0.00	0.00	7,176,847.26	30,295.67	0.00	5.0560794915%
52108MES8/U51394PL9/52108MET6			998.615806992	1.870504516	0.000000000	0.000000000	996.745302476	4.207567148	0.000000000	5.4087648238%
IUU-2	2,578,126.00		2,578,126.00	0.00	0.00	0.00	2,578,126.00	10,862.67	0.00	5.0560794915%
52108MEU3/U51394PM7/52108MEV1			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.213397638	0.000000000	5.4087648238%
IUU-3	3,551,311.00		3,551,311.00	0.00	0.00	0.00	3,551,311.00	14,963.09	0.00	5.0560794915%
52108MEW9/U51394PN5/52108MEX7			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.213398939	0.000000000	5.4087648238%
IUU-4	1,866,194.00		1,866,194.00	0.00	0.00	0.00	1,866,194.00	7,863.02	0.00	5.0560794915%
52108MEY5/U51394PP0/52108MEZ2			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.213399036	0.000000000	5.4087648238%
IUU-5	1,276,095.00		1,276,095.00	0.00	0.00	0.00	1,276,095.00	5,376.70	0.00	5.0560794915%
52108MFA6/U51394PQ8/52108MFB4			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.213401040	0.000000000	5.4087648238%
IUU-6	908,999.00		908,999.00	0.00	0.00	0.00	908,999.00	3,829.98	0.00	5.0560794915%
52108MFC2/U51394PR6/52108MFD0			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.213403975	0.000000000	5.4087648238%
IUU-7	960,210.00		960,210.00	0.00	0.00	0.00	960,210.00	4,045.75	0.00	5.0560794915%
52108MFE8/U51394PS4/52108MFF5			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.213401235	0.000000000	5.4087648238%
IUU-8	1,015,875.00		1,015,875.00	0.00	0.00	0.00	1,015,875.00	4,280.29	0.00	5.0560794915%
52108MFG3/U51394PT2/52108MFH1			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.213402239	0.000000000	5.4087648238%
IUU-9	1,076,524.00		1,076,524.00	0.00	0.00	0.00	1,076,524.00	4,535.83	0.00	5.0560794915%
52108MFJ7/U51394PU9/52108MFK4			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.213403510	0.000000000	5.4087648238%

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CUSIP		Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Next Rate(3)
IUU-10 52108MFL2/U51394PV7/52108MFM0	6,859,925.00	6,859,925.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	6,859,925.00 1000.000000000	28,903.61 4.213400292	0.00 0.000000000	5.0560794915% 5.4087648238%
R-I 9ABSZ888	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
R-II 9ABSZ889	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
R-III 9ABSZ890	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
Total	2,483,260,647.00	2,482,549,350.45	992,817.87	0.00	0.00	2,481,556,532.58	11,492,507.50	0.00	

Total P&I Payment	12,485,325.37
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Cash Reconciliation Summary

Interest Summary	
Current Scheduled Interest	10,144,130.60
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	700,588.50
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	10,844,719.10
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(46,928.01)
Less Fee Strips Paid by Servicer	0.00

Less Fees & Expenses Paid By/To Servicer	
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
Total Unscheduled Fees & Expenses	0.00

Total Interest Due Trust	10,797,791.09
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(827.52)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	695,543.88
Total	694,716.36

Total Interest Due Certs	11,492,507.45
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	918,721.51
Advanced Scheduled Principal	74,096.36
Scheduled Principal	992,817.87
Unscheduled Principal:	
Curtailments	0.00
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	0.00
Remittance Principal	992,817.87

Remittance P&I Due Trust	11,790,608.96
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Remittance P&I Due Certs	12,485,325.32
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Pool Balance Summary		
	Balance	Count
Beginning Pool	2,482,549,350.72	148
Scheduled Principal	992,817.87	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	2,481,556,532.85	148

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
Ending Outstanding	0.00

Servicing Fee Summary	
Current Servicing Fees	46,928.01
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	2,936.12
Total Servicing Fees	49,864.13

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
PPIS Reducing Scheduled Interest	0.00
PPIS Reducing Servicing Fee	0.00
PPIS Due Certificate	0.00

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	0.00	0.00
Plus Current Period	74,096.36	700,588.50
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
Ending Outstanding	74,096.36	700,588.50

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Cash Reconciliation Summary Pooled Trust Mortgage Loans

Interest Summary	
Current Scheduled Interest	10,040,796.35
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	691,546.40
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	10,732,342.75
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(45,501.18)
Less Fee Strips Paid by Servicer	0.00

Less Fees & Expenses Paid By/To Servicer	
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
Total Unscheduled Fees & Expenses	0.00

Total Interest Due Trust	10,686,841.58
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(818.42)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	691,527.71
Total	690,709.29

Total Interest Due Certs	11,377,550.86
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	908,587.95
Advanced Scheduled Principal	70,761.76
Scheduled Principal	979,349.71
Unscheduled Principal:	
Curtailments	0.00
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	0.00
Remittance Principal	979,349.71

Remittance P&I Due Trust	11,666,191.29
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Remittance P&I Due Certs	12,356,900.57
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Pool Balance Summary		
	Balance	Count
Beginning Pool	2,455,265,776.30	145
Scheduled Principal	979,349.71	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	2,454,286,426.59	145

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
Ending Outstanding	0.00

Servicing Fee Summary	
Current Servicing Fees	45,501.18
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	2,906.22
Total Servicing Fees	48,407.40

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
PPIS Reducing Scheduled Interest	0.00
PPIS Reducing Servicing Fee	0.00
PPIS Due Certificate	0.00

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	0.00	0.00
Plus Current Period	70,761.76	691,546.40
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
Ending Outstanding	70,761.76	691,546.40

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Record Date: 28-Feb-06

ABN AMRO Acct: 723372.1

Cash Reconciliation Summary Non-Pooled Split Trust Mortgage Loans

Interest Summary	
Current Scheduled Interest	103,334.25
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	9,042.10
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	112,376.35
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(1,426.83)
Less Fee Strips Paid by Servicer	0.00

Less Fees & Expenses Paid By/To Servicer	
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
Total Unscheduled Fees & Expenses	0.00

Total Interest Due Trust	110,949.52
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(9.09)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	4,016.18
Total	4,007.09

Total Interest Due Certs	114,956.60
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	10,133.56
Advanced Scheduled Principal	3,334.60
Scheduled Principal	13,468.16
Unscheduled Principal:	
Curtailments	0.00
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	0.00
Remittance Principal	13,468.16

Remittance P&I Due Trust	124,417.68
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Remittance P&I Due Certs	128,424.76
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Pool Balance Summary		
	Balance	Count
Beginning Pool	27,283,574.42	3
Scheduled Principal	13,468.16	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	27,270,106.26	3

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
Ending Outstanding	0.00

Servicing Fee Summary	
Current Servicing Fees	1,426.83
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	29.89
Total Servicing Fees	1,456.73

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
PPIS Reducing Scheduled Interest	0.00
PPIS Reducing Servicing Fee	0.00
PPIS Due Certificate	0.00

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	0.00	0.00
Plus Current Period	3,334.60	9,042.10
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
Ending Outstanding	3,334.60	9,042.10

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1

Statement Date: 17-Mar-06
Payment Date: 17-Mar-06
Prior Payment: 17-Feb-06
Next Payment: 17-Apr-06
Record Date: 28-Feb-06

ABN AMRO Acct: 723372.1
Bond Interest Reconciliation Detail

Class	Opening Balance	Pass Thru Rate	Prior Interest Due Date	Current Interest Due Date	Accrual		Accrued Certificate Interest	Total Interest Deductions	Total Interest Additions	Distributable Certificate Interest	Interest Payment Amount	Current Period Shortfall/ Recovery	Remaining Outstanding Interest Shortfalls
					Method	Days							
A-1	0.00	5.018000000%	1-Jan-1900	1-Jan-1900	30/360	30	264,693.94	0.00	0.00	264,693.94	264,693.94	0.00	0.00
A-2	0.00	5.084000000%	1-Jan-1900	1-Jan-1900	30/360	30	1,381,153.33	0.00	0.00	1,381,153.33	1,381,153.33	0.00	0.00
A-3	0.00	5.207000000%	1-Jan-1900	1-Jan-1900	30/360	30	399,203.33	0.00	0.00	399,203.33	399,203.33	0.00	0.00
A-AB	0.00	5.139000000%	1-Jan-1900	1-Jan-1900	30/360	30	402,555.00	0.00	0.00	402,555.00	402,555.00	0.00	0.00
A-4	0.00	5.156000000%	1-Jan-1900	1-Jan-1900	30/360	30	4,911,846.21	0.00	0.00	4,911,846.21	4,911,846.21	0.00	0.00
A-M	0.00	5.217000000%	1-Jan-1900	1-Jan-1900	30/360	30	1,067,732.96	0.00	0.00	1,067,732.96	1,067,732.96	0.00	0.00
A-J	0.00	5.276000000%	1-Jan-1900	1-Jan-1900	30/360	30	971,826.01	0.00	0.00	971,826.01	971,826.01	0.00	0.00
B	0.00	5.306000000%	1-Jan-1900	1-Jan-1900	30/360	30	67,872.58	0.00	0.00	67,872.58	67,872.58	0.00	0.00
C	0.00	5.335000000%	1-Jan-1900	1-Jan-1900	30/360	30	122,838.38	0.00	0.00	122,838.38	122,838.38	0.00	0.00
D	0.00	5.365000000%	1-Jan-1900	1-Jan-1900	30/360	30	109,799.20	0.00	0.00	109,799.20	109,799.20	0.00	0.00
E	0.00	5.404000000%	1-Jan-1900	1-Jan-1900	30/360	30	82,951.40	0.00	0.00	82,951.40	82,951.40	0.00	0.00
F	0.00	5.433000000%	1-Jan-1900	1-Jan-1900	30/360	30	97,295.98	0.00	0.00	97,295.98	97,295.98	0.00	0.00
G	0.00	5.500000000%	1-Jan-1900	1-Jan-1900	30/360	30	98,491.25	0.00	0.00	98,491.25	98,491.25	0.00	0.00
H	0.00	5.560726325%	1-Jan-1900	1-Jan-1900	30/360	30	113,809.53	0.00	0.00	113,809.53	113,809.53	0.00	0.00
J	0.00	5.560726325%	1-Jan-1900	1-Jan-1900	30/360	30	85,357.15	0.00	0.00	85,357.15	85,357.15	0.00	0.00
K	0.00	5.560726325%	1-Jan-1900	1-Jan-1900	30/360	30	113,809.53	0.00	0.00	113,809.53	113,809.53	0.00	0.00
L	0.00	4.867000000%	1-Jan-1900	1-Jan-1900	30/360	30	49,801.58	0.00	0.00	49,801.58	49,801.58	0.00	0.00
M	0.00	4.867000000%	1-Jan-1900	1-Jan-1900	30/360	30	37,354.23	0.00	0.00	37,354.23	37,354.23	0.00	0.00
N	0.00	4.867000000%	1-Jan-1900	1-Jan-1900	30/360	30	37,354.23	0.00	0.00	37,354.23	37,354.23	0.00	0.00
P	0.00	4.867000000%	1-Jan-1900	1-Jan-1900	30/360	30	24,902.82	0.00	0.00	24,902.82	24,902.82	0.00	0.00
Q	0.00	4.867000000%	1-Jan-1900	1-Jan-1900	30/360	30	24,902.82	0.00	0.00	24,902.82	24,902.82	0.00	0.00
S	0.00	4.867000000%	1-Jan-1900	1-Jan-1900	30/360	30	24,902.82	0.00	0.00	24,902.82	24,902.82	0.00	0.00
T	0.00	4.867000000%	1-Jan-1900	1-Jan-1900	30/360	30	99,611.70	0.00	0.00	99,611.70	99,611.70	0.00	0.00
X-CL	0.00	0.062353207%	1-Jan-1900	1-Jan-1900	30/360	30	127,578.08	0.00	0.00	127,578.08	127,578.08	0.00	0.00
X-CP	0.00	0.351833345%	1-Jan-1900	1-Jan-1900	30/360	30	659,906.83	0.00	0.00	659,906.83	659,906.83	0.00	0.00
IUU-1	0.00	5.056079491%	1-Jan-1900	1-Jan-1900	30/360	30	30,295.67	0.00	0.00	30,295.67	30,295.67	0.00	0.00
IUU-2	0.00	5.056079491%	1-Jan-1900	1-Jan-1900	30/360	30	10,862.67	0.00	0.00	10,862.67	10,862.67	0.00	0.00
IUU-3	0.00	5.056079491%	1-Jan-1900	1-Jan-1900	30/360	30	14,963.09	0.00	0.00	14,963.09	14,963.09	0.00	0.00
IUU-4	0.00	5.056079491%	1-Jan-1900	1-Jan-1900	30/360	30	7,863.02	0.00	0.00	7,863.02	7,863.02	0.00	0.00
IUU-5	0.00	5.056079491%	1-Jan-1900	1-Jan-1900	30/360	30	5,376.70	0.00	0.00	5,376.70	5,376.70	0.00	0.00
IUU-6	0.00	5.056079491%	1-Jan-1900	1-Jan-1900	30/360	30	3,829.98	0.00	0.00	3,829.98	3,829.98	0.00	0.00
IUU-7	0.00	5.056079491%	1-Jan-1900	1-Jan-1900	30/360	30	4,045.75	0.00	0.00	4,045.75	4,045.75	0.00	0.00
IUU-8	0.00	5.056079491%	1-Jan-1900	1-Jan-1900	30/360	30	4,280.29	0.00	0.00	4,280.29	4,280.29	0.00	0.00
IUU-9	0.00	5.056079491%	1-Jan-1900	1-Jan-1900	30/360	30	4,535.83	0.00	0.00	4,535.83	4,535.83	0.00	0.00
IUU-10	0.00	5.056079491%	1-Jan-1900	1-Jan-1900	30/360	30	28,903.61	0.00	0.00	28,903.61	28,903.61	0.00	0.00
							11,492,507.50	0.00	0.00	11,492,507.50	11,492,507.50	0.00	0.00

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1

Statement Date: 17-Mar-06
Payment Date: 17-Mar-06
Prior Payment: 17-Feb-06
Next Payment: 17-Apr-06
Record Date: 28-Feb-06

ABN AMRO Acct: 723372.1
Bond Interest Reconciliation Detail

Class	Opening Balance	Accrued Certificate Interest	Deductions			Additions					Distributable Certificate Interest	Interest Payment Amount	Credit Support	
			Allocable PPIS	Deferred & Accretion Interest	Interest Loss / Exp	Prior Int Shortfall Due	Int Accrual on Prior Shortfall	Prepayment Premiums	Yield Maintenance	Other Interest Proceeds (1)			Original	Current(3)
A-1	0.00	264,693.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	264,693.94	264,693.94	30.00%	30.02%
A-2	0.00	1,381,153.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,381,153.33	1,381,153.33	30.00%	30.02%
A-3	0.00	399,203.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	399,203.33	399,203.33	30.00%	30.02%
A-AB	0.00	402,555.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	402,555.00	402,555.00	30.00%	30.02%
A-4	0.00	4,911,846.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,911,846.21	4,911,846.21	30.00%	30.02%
A-M	0.00	1,067,732.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,067,732.96	1,067,732.96	20.00%	20.01%
A-J	0.00	971,826.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	971,826.01	971,826.01	11.00%	11.01%
B	0.00	67,872.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67,872.58	67,872.58	10.38%	10.38%
C	0.00	122,838.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	122,838.38	122,838.38	9.25%	9.26%
D	0.00	109,799.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	109,799.20	109,799.20	8.25%	8.26%
E	0.00	82,951.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82,951.40	82,951.40	7.50%	7.51%
F	0.00	97,295.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	97,295.98	97,295.98	6.63%	6.63%
G	0.00	98,491.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	98,491.25	98,491.25	5.75%	5.75%
H	0.00	113,809.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	113,809.53	113,809.53	4.75%	4.75%
J	0.00	85,357.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85,357.15	85,357.15	4.00%	4.00%
K	0.00	113,809.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	113,809.53	113,809.53	3.00%	3.00%
L	0.00	49,801.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49,801.58	49,801.58	2.50%	2.50%
M	0.00	37,354.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,354.23	37,354.23	2.13%	2.13%
N	0.00	37,354.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,354.23	37,354.23	1.75%	1.75%
P	0.00	24,902.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,902.82	24,902.82	1.50%	1.50%
Q	0.00	24,902.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,902.82	24,902.82	1.25%	1.25%
S	0.00	24,902.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,902.82	24,902.82	1.00%	1.00%
T	0.00	99,611.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99,611.70	99,611.70	0.00%	0.00%
X-CL	0.00	127,578.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	127,578.08	127,578.08	NA	NA
X-CP	0.00	659,906.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	659,906.83	659,906.83	NA	NA
IUU-1	0.00	30,295.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,295.67	30,295.67	73.62%	73.68%
IUU-2	0.00	10,862.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,862.67	10,862.67	64.17%	64.23%
IUU-3	0.00	14,963.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,963.09	14,963.09	51.16%	51.21%
IUU-4	0.00	7,863.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,863.02	7,863.02	44.32%	44.36%
IUU-5	0.00	5,376.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,376.70	5,376.70	39.65%	39.68%
IUU-6	0.00	3,829.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,829.98	3,829.98	36.32%	36.35%
IUU-7	0.00	4,045.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,045.75	4,045.75	32.80%	32.83%
IUU-8	0.00	4,280.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,280.29	4,280.29	29.08%	29.10%
IUU-9	0.00	4,535.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,535.83	4,535.83	25.13%	25.16%
IUU-10	0.00	28,903.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,903.61	28,903.61	0.00%	0.00%
		11,492,507.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,492,507.50	11,492,507.50		

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

(3) 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).



LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1

Statement Date: 17-Mar-06
 Payment Date: 17-Mar-06
 Prior Payment: 17-Feb-06
 Next Payment: 17-Apr-06
 Record Date: 28-Feb-06

ABN AMRO Acct: 723372.1
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	Current(4)
A-1	64,000,000.00	63,298,670.03	979,349.71	0.00	0.00	0.00	0.00	0.00	0.00	62,319,320.32	2/18/2041	30.00%	30.02%
A-2	326,000,000.00	326,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	326,000,000.00	2/18/2041	30.00%	30.02%
A-3	92,000,000.00	92,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	92,000,000.00	2/18/2041	30.00%	30.02%
A-AB	94,000,000.00	94,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	94,000,000.00	2/18/2041	30.00%	30.02%
A-4	1,143,176,000.00	1,143,176,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,143,176,000.00	2/18/2041	30.00%	30.02%
A-M	245,597,000.00	245,597,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	245,597,000.00	2/18/2041	20.00%	20.01%
A-J	221,037,000.00	221,037,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	221,037,000.00	2/18/2041	11.00%	11.01%
B	15,350,000.00	15,350,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,350,000.00	2/18/2041	10.38%	10.38%
C	27,630,000.00	27,630,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,630,000.00	2/18/2041	9.25%	9.26%
D	24,559,000.00	24,559,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,559,000.00	2/18/2041	8.25%	8.26%
E	18,420,000.00	18,420,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,420,000.00	2/18/2041	7.50%	7.51%
F	21,490,000.00	21,490,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,490,000.00	2/18/2041	6.63%	6.63%
G	21,489,000.00	21,489,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,489,000.00	2/18/2041	5.75%	5.75%
H	24,560,000.00	24,560,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,560,000.00	2/18/2041	4.75%	4.75%
J	18,420,000.00	18,420,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,420,000.00	2/18/2041	4.00%	4.00%
K	24,560,000.00	24,560,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,560,000.00	2/18/2041	3.00%	3.00%
L	12,279,000.00	12,279,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,279,000.00	2/18/2041	2.50%	2.50%
M	9,210,000.00	9,210,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,210,000.00	2/18/2041	2.13%	2.13%
N	9,210,000.00	9,210,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,210,000.00	2/18/2041	1.75%	1.75%
P	6,140,000.00	6,140,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,140,000.00	2/18/2041	1.50%	1.50%
Q	6,140,000.00	6,140,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,140,000.00	2/18/2041	1.25%	1.25%
S	6,140,000.00	6,140,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,140,000.00	2/18/2041	1.00%	1.00%
T	24,560,106.00	24,560,106.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,560,106.00	2/18/2041	0.00%	0.00%
X-CL	2,455,967,106.00	2,455,265,776.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,454,286,426.32	2/18/2041	NA	NA

(1) Extra Principal Amounts: the lessor of (i) the excess, if any, of the overcollateralization Target Amount over the Overcollateralization Amount.



**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1**

Statement Date: 17-Mar-06
Payment Date: 17-Mar-06
Prior Payment: 17-Feb-06
Next Payment: 17-Apr-06
Record Date: 28-Feb-06

**ABN AMRO Acct: 723372.1
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	Current(4)
X-CP	2,250,748,000.00	2,250,748,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,250,748,000.00	2/18/2041	NA	NA
IUU-1	7,200,282.00	7,190,315.42	13,468.16	0.00	0.00	0.00	0.00	0.00	0.00	7,176,847.26	2/18/2041	73.62%	73.68%
IUU-2	2,578,126.00	2,578,126.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,578,126.00	2/18/2041	64.17%	64.23%
IUU-3	3,551,311.00	3,551,311.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,551,311.00	2/18/2041	51.16%	51.21%
IUU-4	1,866,194.00	1,866,194.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,866,194.00	2/18/2041	44.32%	44.36%
IUU-5	1,276,095.00	1,276,095.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,276,095.00	2/18/2041	39.65%	39.68%
IUU-6	908,999.00	908,999.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	908,999.00	2/18/2041	36.32%	36.35%
IUU-7	960,210.00	960,210.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	960,210.00	2/18/2041	32.80%	32.83%
IUU-8	1,015,875.00	1,015,875.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,015,875.00	2/18/2041	29.08%	29.10%
IUU-9	1,076,524.00	1,076,524.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,076,524.00	2/18/2041	25.13%	25.16%
IUU-10	6,859,925.00	6,859,925.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,859,925.00	2/18/2041	0.00%	0.00%
	2,483,260,647.00	2,482,549,350.45	992,817.87	0.00	0.00	0.00	0.00	0.00	0.00	2,481,556,532.58			

(1) Extra Principal Amounts: the lessor of (i) the excess, if any, of the overcollateralization Target Amount over the Overcollateralization Amount.

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1***

Statement Date: 17-Mar-06
 Payment Date: 17-Mar-06
 Prior Payment: 17-Feb-06
 Next Payment: 17-Apr-06
 Record Date: 28-Feb-06

***ABN AMRO Acct: 723372.1
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	0.00

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	0.00

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	0.00

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1

Statement Date: 17-Mar-06
Payment Date: 17-Mar-06
Prior Payment: 17-Feb-06
Next Payment: 17-Apr-06
Record Date: 28-Feb-06

ABN AMRO Acct: 723372.1
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
3/17/2006	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%
2/17/2006	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

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1

Statement Date: 17-Mar-06
 Payment Date: 17-Mar-06
 Prior Payment: 17-Feb-06
 Next Payment: 17-Apr-06
 Record Date: 28-Feb-06

ABN AMRO Acct: 723372.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Pooled Trust Mortgage Loans

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
3/17/2006	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%
2/17/2006	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

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1**

Statement Date: 17-Mar-06
Payment Date: 17-Mar-06
Prior Payment: 17-Feb-06
Next Payment: 17-Apr-06
Record Date: 28-Feb-06

**ABN AMRO Acct: 723372.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Non-Pooled Split Trust Mortgage Loans**

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
3/17/2006	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%
2/17/2006	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

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1***

Statement Date: 17-Mar-06
 Payment Date: 17-Mar-06
 Prior Payment: 17-Feb-06
 Next Payment: 17-Apr-06
 Record Date: 28-Feb-06

ABN AMRO Acct: 723372.1

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
17-Mar-06	148	2,481,556,533	0	0	0	0	0	0	0	0	0	0	107	198	5.58%	5.56%
	102.07%	99.93%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Feb-06	148	2,482,549,351	0	0	0	0	0	0	0	0	0	0	108	199	5.58%	5.56%
	102.07%	99.97%	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.

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1***

Statement Date: 17-Mar-06
Payment Date: 17-Mar-06
Prior Payment: 17-Feb-06
Next Payment: 17-Apr-06
Record Date: 28-Feb-06

ABN AMRO Acct: 723372.1

***Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Pooled Trust Mortgage Loans***

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
17-Mar-06	145	2,454,286,427	0	0	0	0	0	0	0	0	0	0	108	200	5.58%	5.56%
	100.00%	98.83%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Feb-06	145	2,455,265,776	0	0	0	0	0	0	0	0	0	0	109	200	5.58%	5.56%
	100.00%	98.87%	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.

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1**

Statement Date: 17-Mar-06
Payment Date: 17-Mar-06
Prior Payment: 17-Feb-06
Next Payment: 17-Apr-06
Record Date: 28-Feb-06

ABN AMRO Acct: 723372.1

**Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Non-Pooled Split Trust Mortgage Loans**

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
17-Mar-06	3	27,270,106	0	0	0	0	0	0	0	0	0	0	96	197	5.12%	5.06%
	2.07%	1.10%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Feb-06	3	27,283,574	0	0	0	0	0	0	0	0	0	0	97	197	5.30%	5.23%
	2.07%	1.10%	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.

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1

Statement Date: 17-Mar-06
Payment Date: 17-Mar-06
Prior Payment: 17-Feb-06
Next Payment: 17-Apr-06
Record Date: 28-Feb-06

ABN AMRO Acct: 723372.1
Mortgage Loan Characteristics
Pooled Trust Mortgage Loans

Distribution of Principal Balances

Current Scheduled Balance	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
1 to 2,000,000	21	33,113,096	1.35%	116	5.69%	0.00
2,000,000 to 4,000,000	38	112,399,189	4.58%	117	5.67%	0.00
4,000,000 to 6,000,000	28	134,962,969	5.50%	117	5.71%	0.00
6,000,000 to 8,000,000	10	69,844,982	2.85%	106	5.67%	0.00
8,000,000 to 10,000,000	12	108,172,137	4.41%	113	5.65%	0.00
10,000,000 to 15,000,000	9	109,002,585	4.44%	124	5.69%	0.00
15,000,000 to 20,000,000	8	141,743,187	5.78%	115	5.55%	0.00
20,000,000 to 25,000,000	3	71,800,022	2.93%	77	5.56%	0.00
25,000,000 to 50,000,000	5	216,000,000	8.80%	105	5.64%	0.00
50,000,000 to 75,000,000	2	126,850,000	5.17%	84	5.66%	0.00
75,000,000 to 100,000,000	2	184,207,624	7.51%	101	5.73%	0.00
100,000,000 to 125,000,000	4	452,478,827	18.44%	95	5.49%	0.00
125,000,000 & Above	3	693,711,810	28.27%	118	5.51%	0.00
145 2,454,286,427 100.00%						

Average Schedule Balance 16,926,113
Maximum Schedule Balance 420,783,734
Minimum Schedule Balance 1,053,639

Distribution of Remaining Term (Fully Amortizing)

Fully Amortizing Mortgage Loans	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0 to 60	4	202,500,022	8.25%	57	5.82%	0.00
61 to 120	19	818,179,400	33.34%	115	5.50%	0.00
121 to 180	0	0	0.00%	0	0.00%	0.00
181 to 240	0	0	0.00%	0	0.00%	0.00
241 & Above	0	0	0.00%	0	0.00%	0.00
23 1,020,679,422 41.59%						

Minimum Remaining Term 54
Maximum Remaining Term 118

Distribution of Mortgage Interest Rates

Current Mortgage Interest Rate	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
5.001% to 5.250%	3	148,323,270	6.04%	56	5.06%	0.00
5.251% to 5.500%	37	782,785,057	31.89%	117	5.39%	0.00
5.501% to 5.750%	53	1,132,322,387	46.14%	109	5.67%	0.00
5.751% to 6.000%	39	260,302,528	10.61%	119	5.82%	0.00
6.001% to 6.250%	10	115,398,024	4.70%	73	6.11%	0.00
6.251% to 6.500%	2	12,764,656	0.52%	116	6.36%	0.00
6.501% & Above	1	2,390,506	0.10%	117	6.61%	0.00
145 2,454,286,427 100.00%						

Minimum Mortgage Interest Rate 5.035%
Maximum Mortgage Interest Rate 6.610%

Distribution of Remaining Term (Balloon)

Balloon Mortgage Loans	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0 to 12	0	0	0.00%	0	0.00%	0.00
13 to 24	0	0	0.00%	0	0.00%	0.00
25 to 36	0	0	0.00%	0	0.00%	0.00
37 to 60	2	128,283,270	5.23%	55	5.09%	0.00
61 to 120	116	1,184,823,611	48.28%	114	5.67%	0.00
121 to 180	4	120,500,124	4.91%	145	5.50%	0.00
181 to 240	0	0	0.00%	0	0.00%	0.00
241 & Above	0	0	0.00%	0	0.00%	0.00
122 1,433,607,004 58.41%						

Minimum Remaining Term 55
Maximum Remaining Term 178

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1

Statement Date: 17-Mar-06
Payment Date: 17-Mar-06
Prior Payment: 17-Feb-06
Next Payment: 17-Apr-06
Record Date: 28-Feb-06

ABN AMRO Acct: 723372.1
Mortgage Loan Characteristics
Pooled Trust Mortgage Loans

Distribution of DSCR (PFY)

Debt Service Coverage Ratio	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Less than zero	0	0	0.00%	0	0.00%	0.00
0.001 0.249	0	0	0.00%	0	0.00%	0.00
0.250 0.499	0	0	0.00%	0	0.00%	0.00
0.500 0.749	0	0	0.00%	0	0.00%	0.00
0.750 0.999	0	0	0.00%	0	0.00%	0.00
1.000 1.249	0	0	0.00%	0	0.00%	0.00
1.250 1.499	0	0	0.00%	0	0.00%	0.00
1.500 1.749	0	0	0.00%	0	0.00%	0.00
1.750 1.999	0	0	0.00%	0	0.00%	0.00
2.000 2.249	0	0	0.00%	0	0.00%	0.00
2.250 2.499	0	0	0.00%	0	0.00%	0.00
2.500 2.749	0	0	0.00%	0	0.00%	0.00
2.750 2.999	0	0	0.00%	0	0.00%	0.00
3.000 3.249	0	0	0.00%	0	0.00%	0.00
3.250 & Above	0	0	0.00%	0	0.00%	0.00
Unknown	145	2,454,286,427	100.00%	108	5.58%	0.00
	145	2,454,286,427	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
Less than zero	0	0	0.00%	0	0.00%	0.00
0.001 0.249	0	0	0.00%	0	0.00%	0.00
0.250 0.499	0	0	0.00%	0	0.00%	0.00
0.500 0.749	0	0	0.00%	0	0.00%	0.00
0.750 0.999	0	0	0.00%	0	0.00%	0.00
1.000 1.249	70	877,673,622	35.76%	104	5.60%	0.00
1.250 1.499	59	689,632,840	28.10%	111	5.63%	0.00
1.500 1.749	10	310,498,342	12.65%	90	5.79%	0.00
1.750 1.999	2	13,957,469	0.57%	115	5.58%	0.00
2.000 2.249	2	438,856,509	17.88%	118	5.38%	0.00
2.250 2.499	0	0	0.00%	0	0.00%	0.00
2.500 2.749	0	0	0.00%	0	0.00%	0.00
2.750 2.999	1	23,960,022	0.98%	58	5.61%	0.00
3.000 3.249	0	0	0.00%	0	0.00%	0.00
3.250 & Above	1	99,707,624	4.06%	139	5.40%	0.00
	145	2,454,286,427	100.00%			

Maximum DSCR 3.780

Minimum DSCR 1.040

Geographic Distribution

Geographic Location	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
New York	20	867,477,463	35.35%	110	5.57%	0.00
Multiple States	6	432,682,759	17.63%	102	5.68%	0.00
North Carolina	6	158,367,602	6.45%	122	5.74%	0.00
Massachusetts	3	148,287,925	6.04%	132	5.50%	0.00
Texas	26	133,354,211	5.43%	118	5.65%	0.00
Colorado	3	129,540,373	5.28%	57	5.08%	0.00
New Jersey	7	81,921,632	3.34%	99	5.58%	0.00
Pennsylvania	7	76,962,223	3.14%	118	5.59%	0.00
Ohio	5	65,247,073	2.66%	118	5.63%	0.00
California	9	50,504,895	2.06%	109	5.69%	0.00
Indiana	6	41,551,985	1.69%	108	5.51%	0.00
Georgia	3	41,544,434	1.69%	81	5.30%	0.00
Florida	8	40,324,981	1.64%	106	5.61%	0.00
District of Columbia	1	30,000,000	1.22%	80	5.49%	0.00
Nebraska	4	27,896,333	1.14%	113	5.61%	0.00
Illinois	6	22,522,762	0.92%	118	5.74%	0.00
Michigan	5	19,214,618	0.78%	117	5.87%	0.00
Minnesota	2	14,888,093	0.61%	116	6.22%	0.00
Maryland	2	13,000,000	0.53%	116	5.61%	0.00
South Carolina	1	8,871,961	0.36%	117	5.74%	0.00
Nevada	2	8,867,791	0.36%	117	5.66%	0.00
Oregon	2	8,794,646	0.36%	116	5.62%	0.00
Kansas	2	8,406,200	0.34%	114	5.45%	0.00
Louisiana	2	5,475,000	0.22%	148	6.01%	0.00
Alabama	1	4,050,000	0.17%	117	5.82%	0.00
Oklahoma	1	3,588,850	0.15%	117	5.83%	0.00
Kentucky	1	2,750,000	0.11%	117	5.67%	0.00
Missouri	1	2,650,000	0.11%	118	5.71%	0.00
Arkansas	1	2,233,108	0.09%	113	5.27%	0.00
Connecticut	1	1,990,921	0.08%	116	5.34%	0.00
Mississippi	1	1,318,584	0.05%	117	5.75%	0.00
	145	2,454,286,427	100.00%			

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1

Statement Date: 17-Mar-06
Payment Date: 17-Mar-06
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Next Payment: 17-Apr-06
Record Date: 28-Feb-06

ABN AMRO Acct: 723372.1
Mortgage Loan Characteristics
Pooled Trust Mortgage Loans

Distribution of Property Types

Property Types	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Office	20	945,531,962	38.53%	114	5.52%	0.00
Retail	63	660,334,918	26.91%	107	5.54%	0.00
Lodging	12	524,552,450	21.37%	96	5.72%	0.00
Multifamily	25	165,983,914	6.76%	107	5.62%	0.00
Self Storage	14	69,398,330	2.83%	112	5.70%	0.00
Industrial	5	66,685,568	2.72%	118	5.57%	0.00
Mobile Home Park	4	14,808,326	0.60%	93	5.75%	0.00
Mixed Use	1	4,200,000	0.17%	118	6.09%	0.00
Various	1	2,790,960	0.11%	117	5.61%	0.00
	145	2,454,286,427	100.00%			

Distribution of Loan Seasoning

Number of Months	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
0 to 12	144	2,449,657,272	99.81%	108	5.58%	0.00
13 to 24	1	4,629,155	0.19%	104	6.19%	0.00
25 to 36	0	0	0.00%	0	0.00%	0.00
37 to 48	0	0	0.00%	0	0.00%	0.00
49 to 60	0	0	0.00%	0	0.00%	0.00
61 to 72	0	0	0.00%	0	0.00%	0.00
73 to 84	0	0	0.00%	0	0.00%	0.00
85 to 96	0	0	0.00%	0	0.00%	0.00
97 to 108	0	0	0.00%	0	0.00%	0.00
109 to 120	0	0	0.00%	0	0.00%	0.00
121 or More	0	0	0.00%	0	0.00%	0.00
	145	2,454,286,427	100.00%			

Distribution of Amortization Type

Amortization Type	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Amortizing Balloon	76	694,314,728	28.29%	107	5.51%	0.00
IO Maturity Balloon	23	1,020,679,422	41.59%	103	5.56%	0.00
IO/Amortizing/Balloon	46	739,292,276	30.12%	115	5.68%	0.00
	145	2,454,286,427	100.00%			

Distribution of Year Loans Maturing

Year	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
2006	0	0	0.00%	0	0.00%	0.00
2007	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	3	228,823,270	9.32%	56	5.45%	0.00
2011	4	106,342,125	4.33%	58	5.74%	0.00
2012	4	89,653,025	3.65%	80	5.52%	0.00
2013	0	0	0.00%	0	0.00%	0.00
2014	2	115,528,155	4.71%	105	5.77%	0.00
2015	103	931,259,181	37.94%	115	5.63%	0.00
2016	25	862,180,547	35.13%	118	5.54%	0.00
2017 & Greater	4	120,500,124	4.91%	145	5.50%	0.00
	145	2,454,286,427	100.00%			

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1**

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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
9	11-Feb-06	400,483.06	400,483.06	0.00	B				
26	11-Feb-06	68,800.00	68,800.00	0.00	B				
33	11-Feb-06	77,158.27	77,158.27	0.00	B				
42	11-Feb-06	51,733.39	51,733.39	0.00	B				
55	11-Feb-06	40,249.52	40,249.52	0.00	B				
59	11-Feb-06	34,686.10	34,686.10	0.00	B				
73	11-Feb-06	29,597.64	29,597.64	0.00	B				
82	11-Feb-06	17,406.67	17,406.67	0.00	B				
85	11-Feb-06	17,170.37	17,170.37	0.00	B				
105	11-Feb-06	16,045.29	16,045.29	0.00	B				
135	11-Feb-06	8,977.87	8,977.87	0.00	B				
148	11-Feb-06	12,376.70	12,376.70	0.00	B				
Total		774,684.86	774,684.86						
A. In Grace Period		1. Delinq. 1 month		3. Delinquent 3 + months		5. Non Performing Matured Balloon		9. REO	
B. Late Payment but < 1 month delinq.		2. Delinq. 2 months		4. Performing Matured Balloon		7. Foreclosure			

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

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
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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	LUBS6C1A	Office	11-Jan-16	0.00		NY	420,783,734	5.37%	1,756,164			B
2	LUBS6C1A	Office	11-Jan-16	0.00		NY	145,894,000	5.71%	647,364			
3	LUBS6C1A	Retail	5-Dec-15	0.00		NC	127,034,076	5.74%	607,329			
4	LUBS6C1A	Retail	11-Oct-10	0.00		CO	121,283,270	5.04%	657,534			
5	LUBS6C1A	Lodging	11-Apr-15	0.00		XX	119,720,557	5.55%	684,739			
6	LUBS6C1A	Lodging	11-Dec-14	0.00		XX	110,899,000	5.75%	495,896			
7	LUBS6C1A	Lodging	11-Dec-15	0.00		XX	100,576,000	5.70%	446,255			
8	LUBS6C1A	Office	1-Oct-17	0.00		MA	99,707,624	5.40%	547,113			
9	LUBS6C1A	Lodging	11-Dec-10	0.00		NY	84,500,000	6.12%	401,891			
10	LUBS6C1A	Office	11-Jan-11	0.00		XX	71,000,000	5.75%	317,528			
11	LUBS6C1A	Industrial	11-Jan-16	0.00		PA	55,850,000	5.55%	241,086			
12	LUBS6C1A	Retail	11-Jan-16	0.00		OH	50,000,000	5.65%	219,722			
13	LUBS6C1A	Office	11-Dec-15	0.00		NY	49,000,000	5.76%	219,520			
14	LUBS6C1A	Office	11-Jan-16	0.00		MA	45,000,000	5.73%	200,550			
15	LUBS6C1A	Lodging	11-Nov-12	0.00		NY	42,000,000	5.49%	179,373			
16	LUBS6C1A	Lodging	11-Nov-12	0.00		DC	30,000,000	5.49%	128,123			
17	LUBS6C1A	Retail	11-Jan-16	0.00		NY	24,800,000	5.84%	112,647			
18	LUBS6C1A	Office	11-Jan-11	0.00		NJ	23,960,022	5.61%	104,452			
19	LUBS6C1A	Multifamily	11-Sep-10	0.00		GA	23,040,000	5.20%	93,184			
20	LUBS6C1A	Retail	11-Oct-15	0.00		NJ	20,000,000	5.29%	82,289			
21	LUBS6C1A	Multifamily	11-Oct-15	0.00		TX	19,500,000	5.58%	84,630			
22	LUBS6C1A	Office	11-Jan-16	0.00		TX	18,458,478	5.77%	108,196			
23	LUBS6C1A	Self Storage	11-Oct-15	0.00		XX	18,072,775	5.69%	113,769			
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(1) Legend:	A. In Grace Period B. Late Payment but < 1 month delinq	1. Delinquent 1 month 2. Delinquent 2 months	3. Delinquent 3+ months 4. Performing Matured Balloon	5. Non Performing Matured Balloon 7. Foreclosure	9. REO							

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1**

Statement Date: 17-Mar-06
Payment Date: 17-Mar-06
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Record Date: 28-Feb-06

ABN AMRO Acct: 723372.1

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	LUBS6C1A	Retail	11-Jan-16	0.00		NY	17,200,000	5.84%	78,126			B
25	LUBS6C1A	Retail	11-Oct-15	0.00		IN	16,600,000	5.33%	68,816			
26	LUBS6C1A	Retail	11-May-15	0.00		NE	16,000,000	5.55%	69,067			
27	LUBS6C1A	Multifamily	11-Oct-15	0.00		GA	15,911,934	5.37%	89,546			
28	LUBS6C1A	Retail	11-Aug-20	0.00		NC	13,340,000	5.84%	60,593			
29	LUBS6C1A	Retail	11-Jan-16	0.00		NJ	12,970,097	5.62%	74,794			B
30	LUBS6C1A	Retail	11-Dec-15	0.00		NY	12,650,000	5.75%	56,574			
31	LUBS6C1A	Retail	11-Dec-15	0.00		NY	12,577,442	5.90%	74,830			
32	LUBS6C1A	Retail	11-Dec-15	0.00		TX	12,460,619	5.74%	72,867			
33	LUBS6C1A	Self Storage	11-Oct-15	0.00		XX	12,414,427	5.61%	77,366			
34	LUBS6C1A	Retail	11-Dec-15	0.00		NY	11,440,000	5.41%	48,137			B
35	LUBS6C1A	Retail	11-Nov-15	0.00		NY	11,000,000	5.45%	46,628			
36	LUBS6C1A	Multifamily	11-Jan-16	0.00		CA	10,150,000	5.88%	46,419			
37	LUBS6C1A	Office	11-Nov-15	0.00		NY	9,954,690	5.35%	55,841			
38	LUBS6C1A	Mobile Home Park	11-Dec-12	0.00		IN	9,826,000	5.72%	43,715			
39	LUBS6C1A	Office	11-Nov-15	0.00		MD	9,800,000	5.53%	42,151			B
40	LUBS6C1A	Multifamily	11-Nov-15	0.00		MN	9,464,656	6.39%	59,361			
41	LUBS6C1A	Retail	11-Jul-15	0.00		CA	9,250,000	5.44%	39,138			
42	LUBS6C1A	Office	11-Dec-15	0.00		SC	8,871,961	5.74%	51,881			
43	LUBS6C1A	Multifamily	11-Dec-15	0.00		NJ	8,807,218	5.75%	51,559			
44	LUBS6C1A	Office	11-Jan-16	0.00		PA	8,780,054	5.71%	51,131			
45	LUBS6C1A	Retail	11-Nov-15	0.00		TX	8,480,000	5.57%	36,737			
46	LUBS6C1A	Lodging	11-Nov-15	0.00		NJ	8,415,408	5.89%	50,066			
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(1) Legend:	A. In Grace Period B. Late Payment but < 1 month delinq	1. Delinquent 1 month 2. Delinquent 2 months	3. Delinquent 3+ months 4. Performing Matured Balloon	5. Non Performing Matured Balloon 7. Foreclosure	9. REO							

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1**

Statement Date: 17-Mar-06
Payment Date: 17-Mar-06
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Next Payment: 17-Apr-06
Record Date: 28-Feb-06

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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)
47	LUBS6C1A	Retail	11-Oct-15	0.00		FL	8,350,000	5.34%	34,680			
48	LUBS6C1A	Office	11-Dec-15	0.00		NY	8,172,150	5.34%	45,739			
49	LUBS6C1A	Retail	11-Jan-16	0.00		IL	8,000,000	5.63%	35,031			
50	LUBS6C1A	Multifamily	11-Oct-15	0.00		TX	7,950,000	5.58%	34,503			
51	LUBS6C1A	Lodging	11-Sep-12	0.00		CA	7,827,025	5.54%	48,702			
52	LUBS6C1A	Retail	11-Nov-15	0.00		OR	7,200,000	5.67%	31,752			
53	LUBS6C1A	Lodging	11-Jan-11	0.00		FL	7,000,000	6.02%	32,776			
54	LUBS6C1A	Retail	11-Jan-16	0.00		IL	6,656,000	5.76%	29,819			
55	LUBS6C1A	Lodging	11-Nov-15	0.00		NE	6,460,515	5.71%	40,735			B
56	LUBS6C1A	Office	11-Nov-15	0.00		TX	6,386,441	5.79%	40,576			
57	LUBS6C1A	Multifamily	11-Oct-15	0.00		NC	6,265,000	5.58%	27,190			
58	LUBS6C1A	Multifamily	11-Jul-15	0.00		FL	6,100,000	5.48%	26,000			
59	LUBS6C1A	Retail	11-Jan-16	0.00		IN	5,986,356	5.69%	34,786			B
60	LUBS6C1A	Multifamily	11-Dec-15	0.00		MI	5,632,600	5.86%	33,368			
61	LUBS6C1A	Retail	11-Nov-15	0.00		FL	5,500,000	5.46%	23,357			
62	LUBS6C1A	Office	11-Dec-15	0.00		MN	5,423,437	5.92%	32,336			
63	LUBS6C1A	Retail	11-Oct-15	0.00		KS	5,426,200	5.50%	23,212			
64	LUBS6C1A	Retail	11-Nov-15	0.00		OH	5,400,000	5.45%	22,890			
65	LUBS6C1A	Retail	11-Dec-15	0.00		NV	5,382,532	5.60%	31,000			
66	LUBS6C1A	Retail	11-Nov-15	0.00		TX	5,168,793	5.79%	32,839			
67	LUBS6C1A	Multifamily	11-Dec-15	0.00		MI	5,100,000	5.86%	23,245			
68	LUBS6C1A	Multifamily	11-Jan-16	0.00		FL	5,100,000	5.81%	23,046			
69	LUBS6C1A	Retail	11-Nov-15	0.00		TX	5,072,000	5.40%	21,302			
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(1) Legend: A. In Grace Period 1. Delinquent 1 month 3. Delinquent 3+ months 5. Non Performing Matured Balloon 9. REO B. Late Payment but < 1 month delinq 2. Delinquent 2 months 4. Performing Matured Balloon 7. Foreclosure												

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Loan Level Detail

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70	LUBS6C1A	Retail	11-Jan-16	0.00		NJ	4,988,887	5.83%	29,433			B
71	LUBS6C1A	Retail	11-Nov-15	0.00		TX	4,897,749	5.36%	27,505			
72	LUBS6C1A	Retail	11-Dec-15	0.00		OH	4,867,000	5.62%	21,274			
73	LUBS6C1A	Lodging	11-Oct-15	0.00		NC	4,763,439	5.57%	29,677			
74	LUBS6C1A	Retail	11-Dec-20	0.00		TX	4,752,500	6.24%	23,065			
75	LUBS6C1A	Self Storage	11-Nov-14	0.00		CA	4,629,155	6.19%	28,756			
76	LUBS6C1A	Multifamily	11-Oct-15	0.00		NC	4,574,582	5.35%	25,687			
77	LUBS6C1A	Self Storage	11-Nov-11	0.00		CO	4,382,103	5.92%	26,166			
78	LUBS6C1A	Multifamily	11-Dec-15	0.00		MI	4,330,678	5.86%	27,656			
79	LUBS6C1A	Retail	11-Dec-15	0.00		NY	4,300,000	5.67%	18,963			
80	LUBS6C1A	Office	11-Nov-15	0.00		IL	4,300,000	5.81%	19,421			B
81	LUBS6C1A	Multifamily	11-Jan-16	0.00		TX	4,290,690	5.99%	25,753			
82	LUBS6C1A	Retail	11-Dec-15	0.00		CA	4,200,000	5.35%	17,477			
83	LUBS6C1A	Mixed Use	11-Jan-16	0.00		CA	4,200,000	6.09%	19,894			B
84	LUBS6C1A	Retail	11-Oct-15	0.00		CA	4,177,600	5.53%	23,926			
85	LUBS6C1A	Retail	11-Nov-15	0.00		TX	4,066,666	5.45%	17,238			
86	LUBS6C1A	Industrial	11-Dec-15	0.00		AL	4,050,000	5.82%	18,333			
87	LUBS6C1A	Multifamily	11-Aug-15	0.00		TX	4,000,000	5.14%	15,991			
88	LUBS6C1A	Multifamily	11-Nov-15	0.00		CO	3,875,000	5.70%	17,179			
89	LUBS6C1A	Retail	11-Nov-15	0.00		FL	3,634,098	5.56%	20,862			
90	LUBS6C1A	Self Storage	11-Dec-15	0.00		OK	3,588,850	5.83%	21,192			
91	LUBS6C1A	Multifamily	11-Nov-15	0.00		PA	3,585,066	5.82%	21,169			
92	LUBS6C1A	Retail	11-Oct-15	0.00		MA	3,580,302	5.40%	20,215			
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(1) Legend:	A. In Grace Period B. Late Payment but < 1 month delinq	1. Delinquent 1 month 2. Delinquent 2 months	3. Delinquent 3+ months 4. Performing Matured Balloon			5. Non Performing Matured Balloon 7. Foreclosure				9. REO		

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93	LUBS6C1A	Self Storage	11-Nov-15	0.00		NV	3,485,259	5.74%	20,403			B	
94	LUBS6C1A	Retail	11-Nov-15	0.00		CA	3,485,092	5.68%	20,270				
95	LUBS6C1A	Retail	11-Nov-15	0.00		NY	3,442,632	5.81%	20,306				
96	LUBS6C1A	Retail	11-Oct-15	0.00		NE	3,442,337	5.75%	20,192				
97	LUBS6C1A	Self Storage	11-Nov-15	0.00		IN	3,417,405	5.51%	19,511				
98	LUBS6C1A	Self Storage	11-Nov-15	0.00		IN	3,302,911	5.51%	18,857				
99	LUBS6C1A	Multifamily	11-Nov-15	0.00		NY	3,300,000	6.28%	16,119				
100	LUBS6C1A	Office	11-Oct-15	0.00		TX	3,242,853	5.60%	18,715				
101	LUBS6C1A	Industrial	11-Nov-15	0.00		MD	3,200,000	5.88%	14,622				
102	LUBS6C1A	Self Storage	11-Dec-15	0.00		TX	3,090,363	5.81%	18,209				
103	LUBS6C1A	Multifamily	11-Nov-15	0.00		OH	3,088,000	5.55%	13,330				
104	LUBS6C1A	Multifamily	11-Jun-15	0.00		KS	2,980,000	5.35%	12,400				
105	LUBS6C1A	Various	11-Dec-15	0.00		PA	2,790,960	5.61%	16,092				
106	LUBS6C1A	Multifamily	11-Nov-15	0.00		NJ	2,780,000	5.33%	11,525				
107	LUBS6C1A	Self Storage	11-Jan-16	0.00		LA	2,775,000	5.81%	12,540				
108	LUBS6C1A	Multifamily	11-Dec-15	0.00		KY	2,750,000	5.67%	12,128				
109	LUBS6C1A	Retail	11-Jan-21	0.00		LA	2,700,000	6.21%	13,041				
110	LUBS6C1A	Retail	11-Nov-15	0.00		TX	2,683,796	5.79%	17,051				
111	LUBS6C1A	Retail	11-Oct-15	0.00		TX	2,685,284	5.42%	15,195				
112	LUBS6C1A	Retail	11-Jan-16	0.00		MO	2,650,000	5.71%	11,769				
113	LUBS6C1A	Self Storage	11-Sep-15	0.00		TX	2,632,374	5.37%	14,831				
114	LUBS6C1A	Self Storage	11-Jan-16	0.00		FL	2,600,000	5.85%	11,830				
115	LUBS6C1A	Self Storage	11-Nov-15	0.00		PA	2,588,394	5.43%	14,649				
* 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 B. Late Payment but < 1 month delinq	1. Delinquent 1 month 2. Delinquent 2 months	3. Delinquent 3+ months 4. Performing Matured Balloon	5. Non Performing Matured Balloon 7. Foreclosure	9. REO								

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1**

Statement Date: 17-Mar-06
Payment Date: 17-Mar-06
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Next Payment: 17-Apr-06
Record Date: 28-Feb-06

ABN AMRO Acct: 723372.1

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)
116	LUBS6C1A	Retail	11-Dec-15	0.00		GA	2,592,500	5.81%	11,715			
117	LUBS6C1A	Office	11-Oct-15	0.00		CA	2,586,023	5.49%	14,746			
118	LUBS6C1A	Self Storage	11-Nov-15	0.00		IN	2,419,314	5.51%	13,813			
119	LUBS6C1A	Retail	11-Aug-15	0.00		TX	2,400,000	5.35%	9,987			
120	LUBS6C1A	Lodging	11-Dec-15	0.00		NC	2,390,506	6.61%	16,370			
121	LUBS6C1A	Retail	11-Aug-15	0.00		AR	2,233,108	5.27%	12,466			
122	LUBS6C1A	Office	11-Dec-15	0.00		MI	2,223,339	6.02%	13,399			
123	LUBS6C1A	Mobile Home Park	11-Nov-15	0.00		NY	2,137,542	6.02%	13,879			
124	LUBS6C1A	Retail	11-Nov-15	0.00		FL	2,040,883	5.45%	11,575			
125	LUBS6C1A	Retail	11-Dec-15	0.00		NE	1,993,481	5.56%	11,431			
126	LUBS6C1A	Industrial	11-Nov-15	0.00		CT	1,990,921	5.34%	11,156			
127	LUBS6C1A	Office	11-Sep-15	0.00		TX	1,987,156	5.55%	11,419			
128	LUBS6C1A	Multifamily	11-Dec-15	0.00		MI	1,928,000	5.75%	8,622			
129	LUBS6C1A	Retail	11-Nov-15	0.00		OH	1,892,073	5.79%	11,136			
130	LUBS6C1A	Retail	11-Nov-15	0.00		PA	1,775,000	6.11%	8,435			
131	LUBS6C1A	Retail	11-Oct-15	0.00		TX	1,765,664	5.60%	10,190			
132	LUBS6C1A	Retail	11-Nov-15	0.00		TX	1,739,498	5.79%	11,052			
133	LUBS6C1A	Mobile Home Park	11-Dec-15	0.00		NY	1,694,785	5.88%	10,062			
134	LUBS6C1A	Retail	11-Nov-15	0.00		TX	1,679,858	5.79%	10,673			
135	LUBS6C1A	Industrial	11-Dec-15	0.00		OR	1,594,646	5.42%	9,004			B
136	LUBS6C1A	Retail	11-Nov-15	0.00		PA	1,592,750	5.35%	8,935			
137	LUBS6C1A	Retail	11-Nov-15	0.00		TX	1,543,042	5.40%	8,704			
138	LUBS6C1A	Multifamily	11-Jan-16	0.00		NY	1,480,489	6.05%	9,613			
* 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 9. REO B. Late Payment but < 1 month delinq 2. Delinquent 2 months 4. Performing Matured Balloon 7. Foreclosure												

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1**

Statement Date: 17-Mar-06
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ABN AMRO Acct: 723372.1

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)
139	LUBS6C1A	Retail	11-Nov-15	0.00		TX	1,366,748	5.79%	8,683			B
140	LUBS6C1A	Retail	11-Dec-15	0.00		MS	1,318,584	5.75%	9,320			
141	LUBS6C1A	Retail	11-Jan-16	0.00		IL	1,213,644	5.86%	7,740			
142	LUBS6C1A	Retail	11-Jan-16	0.00		IL	1,184,747	5.86%	7,556			
143	LUBS6C1A	Retail	11-Jan-16	0.00		IL	1,168,371	5.86%	7,451			
144	LUBS6C1A	Mobile Home Park	11-Oct-15	0.00		NY	1,150,000	5.34%	4,776			
145	LUBS6C1A	Retail	11-Nov-15	0.00		TX	1,053,639	5.79%	6,694			
146	LUBS6C1B	Office	11-Jan-11	0.00		NJ	20,039,978	5.05%	78,637			
147	LUBS6C1C	Self Storage	11-Oct-15	0.00		XX	5,440,010	5.83%	34,831			
148	LUBS6C1D	Self Storage	11-Oct-15	0.00		XX	1,790,118	6.50%	12,407			
							2,481,556,533		11,840,473	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	9. REO							
	B. Late Payment but < 1 month delinq	2. Delinquent 2 months	4. Performing Matured Balloon	7. Foreclosure								

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1***

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ABN AMRO Acct: 723372.1

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

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
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***ABN AMRO Acct: 723372.1
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 - B - 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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Disclosure Control#		Appraisal Red. Date	
Scheduled Balance	ARA Amount	Current P&I Advance	ASER
Note Rate	Maturity Date	Remaining Term Life	
Property Type	Geographic Location	DSCR	Appraisal Value Date

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1***

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 Record Date: 28-Feb-06

***ABN AMRO Acct: 723372.1
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.

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1***

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***ABN AMRO Acct: 723372.1
Historical Collateral Level Prepayment Report***

Disclosure Control #	Payoff Period	Initial Balance	Type	Payoff Amount	Penalty Amount	Prepayment Date	Maturity Date	Property Type	Geographic Location

Current
Cumulative

*LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1*

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Record Date: 28-Feb-06

*ABN AMRO Acct: 723372.1
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 Extension Period:	0

Loans in the process of having their Maturity Dates further extended

Number of Loans:	0
Cutoff Principal Balance:	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

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1**

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**ABN AMRO Acct: 723372.1
Specially Serviced (Part I) ~ Loan Detail (End of Period)**

Disclosure Control #	Servicing Xfer Date	Loan Status Code(1)	Balance		Note Rate	Maturity Date	Remaining		Property Type	Geo. Location	NOI	DSCR	NOI Date
			Schedule	Actual			Life						
											Not Avail	Not Avail	Not Avail

(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

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1***

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ABN AMRO Acct: 723372.1

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

Disclosure Control #	Resolution Strategy	Comments

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
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Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
A-1	52108MDD2	AAA	NR	AAA			
A-2	52108MDE0	AAA	NR	AAA			
A-3	52108MDF7	AAA	NR	AAA			
A-AB	52108MDG5	AAA	NR	AAA			
A-4	52108MDH3	AAA	NR	AAA			
A-M	52108MDJ9	AAA	NR	AAA			
A-J	52108MDK6	AAA	NR	AAA			
B	52108MDL4	AA+	NR	AA+			
C	52108MDM2	AA	NR	AA			
D	52108MDN0	AA-	NR	AA-			
E	52108MDP5	A+	NR	A+			
F	52108MDQ3	A	NR	A			
G	52108MDS9	A-	NR	A-			
H	52108MDU4	BBB+	NR	BBB+			
J	52108MDW0	BBB	NR	BBB			
K	52108MDY6	BBB-	NR	BBB-			
L	52108MEA7	BB+	NR	BB+			
M	52108MEC3	BB	NR	BB			
N	52108MEE9	BB-	NR	BB-			
P	52108MEG4	NR	NR	B+			
Q	52108MEJ8	NR	NR	B			
S	52108MEL3	NR	NR	B-			

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.

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1**

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Record Date: 28-Feb-06

ABN AMRO Acct: 723372.1

Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
T	52108MEN9	NR	NR	NR			
X-CL	52108MEQ2	AAA	NR	AAA			
X-CP	52108MDR1	AAA	NR	AAA			
IUU-1	52108MES8	BBB+	NR	NR			
IUU-2	52108MEU3	BBB	NR	NR			
IUU-3	52108MEW9	BBB-	NR	NR			
IUU-4	52108MEY5	BB+	NR	NR			
IUU-5	52108MFA6	BB	NR	NR			
IUU-6	52108MFC2	BB-	NR	NR			
IUU-7	52108MFE8	B+	NR	NR			
IUU-8	52108MFG3	B	NR	NR			
IUU-9	52108MFJ7	B-	NR	NR			
IUU-10	52108MFL2	NR	NR	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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***ABN AMRO Acct: 723372.1
Material Breaches and Material Document Defect Detail***

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

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Legend

Until this statement/report is filed with the Commission with respect to the Trust pursuant to Section 15(d) of the Securities Exchange Act of 1934, as amended, the recipient hereof shall be deemed to keep the information contained herein confidential and such information will not, without the prior consent of the Master Servicer or the Trustee, be disclosed by such recipient or by its officers, directors, partners, employees, agents or representatives in any manner whatsoever, in whole or in part.