



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-May-06
Payment Date: 17-May-06
Prior Payment: 17-Apr-06
Next Payment: 16-Jun-06
Record Date: 28-Apr-06

Administrator:

Kristen Packwood 312.904.4207
kristen.packwood@abnamro.com

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

Analyst:

Dennis Yoon 714.259.6209
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Issue Id: Monthly Data File Name:	LUBS06C1 LUBS06C1_200605_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 Rating Information Material Breaches Detail	Page(s) Page 2-4 Page 5-7 Page 8-9 Page 10-11 Page 12-13 Page 14 Page 15-17 Page 18-20 Page 21-23 Page 24 Page 25-31 Page 32 Page 33 Page 34 Page 35 Page 36 Page 37 Page 38 Page 39 Page 40 Page 41-42 Page 43	Closing Date: First Payment Date: Rated Final Payment Date: Determination Date:	1-Feb-2006 17-Feb-2006 18-Feb-2041 11-May-2006			
				<table><tr><td>Trust Collection Period</td></tr><tr><td>4/12/2006 - 5/11/2006</td></tr></table>		Trust Collection Period	4/12/2006 - 5/11/2006	
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<table><tr><td>Parties to The Transaction</td></tr><tr><td>Depositor: Structured Asset Securities Corporation II Underwriter: Lehman Brothers Inc./UBS Securities LLC/Lehman Brothers Master Servicer: Wachovia Bank, National Association Special Servicer: LNR Partners, Inc. Rating Agency: Standard & Poor's Rating Services/Fitch Ratings</td></tr></table>						Parties to The Transaction	Depositor: Structured Asset Securities Corporation II Underwriter: Lehman Brothers Inc./UBS Securities LLC/Lehman Brothers Master Servicer: Wachovia Bank, National Association Special Servicer: LNR Partners, Inc. Rating Agency: Standard & Poor's Rating Services/Fitch Ratings	
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WAC: 5.581577%
WAMM: 105

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	61,609,854.03 962.653969219	804,218.78 12.565918437	0.00 0.000000000	0.00 0.000000000	60,805,635.25 950.088050781	257,631.87 4.025497969	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	113,808.78 4.633907980	0.00 0.000000000	5.5606896778% 5.7296679810%
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	85,356.59 4.633908252	0.00 0.000000000	5.5606896778% 5.7296679810%
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	113,808.78 4.633907980	0.00 0.000000000	5.5606896778% 5.7296679810%
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	2,453,576,960.03	0.00	0.00	0.00	2,452,772,741.25	126,816.43	0.00	0.0620236183%
52108MEQ2/U51394PK1/52108MER0			999.026800496	0.000000000	0.000000000	0.000000000	998.699345467	0.051636046	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	659,831.81	0.00	0.3517933446%
52108MDR1			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	0.293161122	0.000000000	
IUU-1	7,200,282.00		7,166,765.54	11,278.58	0.00	0.00	7,155,486.96	31,246.70	0.00	5.2319339480%
52108MES8/U51394PL9/52108MET6			995.345118427	1.566408093	0.000000000	0.000000000	993.778710334	4.339649475	0.000000000	5.4081654150%
IUU-2	2,578,126.00		2,578,126.00	0.00	0.00	0.00	2,578,126.00	11,240.49	0.00	5.2319339480%
52108MEU3/U51394PM7/52108MEV1			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.359945945	0.000000000	5.4081654150%
IUU-3	3,551,311.00		3,551,311.00	0.00	0.00	0.00	3,551,311.00	15,483.52	0.00	5.2319339480%
52108MEW9/U51394PN5/52108MEX7			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.359944820	0.000000000	5.4081654150%
IUU-4	1,866,194.00		1,866,194.00	0.00	0.00	0.00	1,866,194.00	8,136.50	0.00	5.2319339480%
52108MEY5/U51394PP0/52108MEZ2			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.359943286	0.000000000	5.4081654150%
IUU-5	1,276,095.00		1,276,095.00	0.00	0.00	0.00	1,276,095.00	5,563.70	0.00	5.2319339480%
52108MFA6/U51394PQ8/52108MFB4			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.359941854	0.000000000	5.4081654150%
IUU-6	908,999.00		908,999.00	0.00	0.00	0.00	908,999.00	3,963.19	0.00	5.2319339480%
52108MFC2/U51394PR6/52108MFD0			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.359949791	0.000000000	5.4081654150%
IUU-7	960,210.00		960,210.00	0.00	0.00	0.00	960,210.00	4,186.46	0.00	5.2319339480%
52108MFE8/U51394PS4/52108MFF5			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.359942096	0.000000000	5.4081654150%
IUU-8	1,015,875.00		1,015,875.00	0.00	0.00	0.00	1,015,875.00	4,429.16	0.00	5.2319339480%
52108MFG3/U51394PT2/52108MFH1			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.359945859	0.000000000	5.4081654150%
IUU-9	1,076,524.00		1,076,524.00	0.00	0.00	0.00	1,076,524.00	4,693.59	0.00	5.2319339480%
52108MFJ7/U51394PU9/52108MFK4			1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.359949244	0.000000000	5.4081654150%

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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	29,908.90 4.359945626	0.00 0.000000000	5.2319339480% 5.4081654150%
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	2,480,836,984.57	815,497.36	0.00	0.00	2,480,021,487.21	11,488,502.30	0.00	

Total P&I Payment	12,303,999.66
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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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Cash Reconciliation Summary

Interest Summary	
Current Scheduled Interest	11,539,152.88
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	0.00
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	11,539,152.88
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(49,823.66)
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	11,489,329.22
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(826.95)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(826.95)

Total Interest Due Certs	11,488,502.27
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	815,497.36
Advanced Scheduled Principal	0.00
Scheduled Principal	815,497.36
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	815,497.36

Remittance P&I Due Trust	12,304,826.58
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Remittance P&I Due Certs	12,303,999.63
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Pool Balance Summary		
	Balance	Count
Beginning Pool	2,480,836,984.84	148
Scheduled Principal	815,497.36	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	2,480,021,487.48	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	49,823.66
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	0.00
Total Servicing Fees	49,823.66

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	0.00	0.00
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
Ending Outstanding	0.00	0.00

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Cash Reconciliation Summary Pooled Trust Mortgage Loans

Interest Summary	
Current Scheduled Interest	11,418,835.25
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	0.00
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	11,418,835.25
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(48,367.33)
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	11,370,467.92
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(817.86)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(817.86)

Total Interest Due Certs	11,369,650.06
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	804,218.78
Advanced Scheduled Principal	0.00
Scheduled Principal	804,218.78
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	804,218.78

Remittance P&I Due Trust	12,174,686.70
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Remittance P&I Due Certs	12,173,868.84
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Pool Balance Summary		
	Balance	Count
Beginning Pool	2,453,576,960.30	145
Scheduled Principal	804,218.78	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	2,452,772,741.52	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	48,367.33
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	0.00
Total Servicing Fees	48,367.33

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	0.00	0.00
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
Ending Outstanding	0.00	0.00

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

Statement Date: 17-May-06
Payment Date: 17-May-06
Prior Payment: 17-Apr-06
Next Payment: 16-Jun-06
Record Date: 28-Apr-06

ABN AMRO Acct: 723372.1

Cash Reconciliation Summary Non-Pooled Split Trust Mortgage Loans

Interest Summary	
Current Scheduled Interest	120,317.63
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	0.00
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	120,317.63
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(1,456.33)
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	118,861.29
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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	0.00
Total	(9.09)

Total Interest Due Certs	118,852.21
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	11,278.58
Advanced Scheduled Principal	0.00
Scheduled Principal	11,278.58
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	11,278.58

Remittance P&I Due Trust	130,139.87
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Remittance P&I Due Certs	130,130.79
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Pool Balance Summary		
	Balance	Count
Beginning Pool	27,260,024.54	3
Scheduled Principal	11,278.58	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	27,248,745.96	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	1,456.33
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	0.00
Total Servicing Fees	1,456.33

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	0.00	0.00
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
Ending Outstanding	0.00	0.00

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

Statement Date: 17-May-06
Payment Date: 17-May-06
Prior Payment: 17-Apr-06
Next Payment: 16-Jun-06
Record Date: 28-Apr-06

ABN AMRO Acct: 723372.1
Bond Interest Reconciliation Detail

Class	Accrual		Opening Balance	Pass-Through Rate	Accrued Certificate Interest	Total Interest Additions	Total Interest Deductions	Distributable Certificate Interest	Interest Payment Amount	Current Period Shortfall Recovery	Remaining Outstanding Interest Shortfalls	Credit Support	
	Method	Days										Original	Current (1)
A-1	30/360	30	61,609,854.03	5.018000%	257,631.87	0.00	0.00	257,631.87	257,631.87	0.00	0.00	30.00%	30.04%
A-2	30/360	30	326,000,000.00	5.084000%	1,381,153.33	0.00	0.00	1,381,153.33	1,381,153.33	0.00	0.00	30.00%	30.04%
A-3	30/360	30	92,000,000.00	5.207000%	399,203.33	0.00	0.00	399,203.33	399,203.33	0.00	0.00	30.00%	30.04%
A-AB	30/360	30	94,000,000.00	5.139000%	402,555.00	0.00	0.00	402,555.00	402,555.00	0.00	0.00	30.00%	30.04%
A-4	30/360	30	1,143,176,000.00	5.156000%	4,911,846.21	0.00	0.00	4,911,846.21	4,911,846.21	0.00	0.00	30.00%	30.04%
A-M	30/360	30	245,597,000.00	5.217000%	1,067,732.96	0.00	0.00	1,067,732.96	1,067,732.96	0.00	0.00	20.00%	20.03%
A-J	30/360	30	221,037,000.00	5.276000%	971,826.01	0.00	0.00	971,826.01	971,826.01	0.00	0.00	11.00%	11.01%
B	30/360	30	15,350,000.00	5.306000%	67,872.58	0.00	0.00	67,872.58	67,872.58	0.00	0.00	10.38%	10.39%
C	30/360	30	27,630,000.00	5.335000%	122,838.38	0.00	0.00	122,838.38	122,838.38	0.00	0.00	9.25%	9.26%
D	30/360	30	24,559,000.00	5.365000%	109,799.20	0.00	0.00	109,799.20	109,799.20	0.00	0.00	8.25%	8.26%
E	30/360	30	18,420,000.00	5.404000%	82,951.40	0.00	0.00	82,951.40	82,951.40	0.00	0.00	7.50%	7.51%
F	30/360	30	21,490,000.00	5.433000%	97,295.98	0.00	0.00	97,295.98	97,295.98	0.00	0.00	6.63%	6.63%
G	30/360	30	21,489,000.00	5.500000%	98,491.25	0.00	0.00	98,491.25	98,491.25	0.00	0.00	5.75%	5.76%
H	30/360	30	24,560,000.00	5.560690%	113,808.78	0.00	0.00	113,808.78	113,808.78	0.00	0.00	4.75%	4.76%
J	30/360	30	18,420,000.00	5.560690%	85,356.59	0.00	0.00	85,356.59	85,356.59	0.00	0.00	4.00%	4.01%
K	30/360	30	24,560,000.00	5.560690%	113,808.78	0.00	0.00	113,808.78	113,808.78	0.00	0.00	3.00%	3.00%
L	30/360	30	12,279,000.00	4.867000%	49,801.58	0.00	0.00	49,801.58	49,801.58	0.00	0.00	2.50%	2.50%
M	30/360	30	9,210,000.00	4.867000%	37,354.23	0.00	0.00	37,354.23	37,354.23	0.00	0.00	2.13%	2.13%
N	30/360	30	9,210,000.00	4.867000%	37,354.23	0.00	0.00	37,354.23	37,354.23	0.00	0.00	1.75%	1.75%
P	30/360	30	6,140,000.00	4.867000%	24,902.82	0.00	0.00	24,902.82	24,902.82	0.00	0.00	1.50%	1.50%
Q	30/360	30	6,140,000.00	4.867000%	24,902.82	0.00	0.00	24,902.82	24,902.82	0.00	0.00	1.25%	1.25%

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

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

Statement Date: 17-May-06
Payment Date: 17-May-06
Prior Payment: 17-Apr-06
Next Payment: 16-Jun-06
Record Date: 28-Apr-06

ABN AMRO Acct: 723372.1
Bond Interest Reconciliation Detail

Class	Accrual		Opening Balance	Pass-Through Rate	Accrued Certificate Interest	Total Interest Additions	Total Interest Deductions	Distributable Certificate Interest	Interest Payment Amount	Current Period Shortfall Recovery	Remaining Outstanding Interest Shortfalls	Credit Support	
	Method	Days										Original	Current (1)
S	30/360	30	6,140,000.00	4.867000%	24,902.82	0.00	0.00	24,902.82	24,902.82	0.00	0.00	1.00%	1.00%
T	30/360	30	24,560,106.00	4.867000%	99,611.70	0.00	0.00	99,611.70	99,611.70	0.00	0.00	0.00%	0.00%
X-CL	30/360	30	2,453,576,960.03	0.062024%	126,816.43	0.00	0.00	126,816.43	126,816.43	0.00	0.00	NA	NA
X-CP	30/360	30	2,250,748,000.00	0.351793%	659,831.81	0.00	0.00	659,831.81	659,831.81	0.00	0.00	NA	NA
IUU-1	30/360	30	7,166,765.54	5.231934%	31,246.70	0.00	0.00	31,246.70	31,246.70	0.00	0.00	73.62%	73.74%
IUU-2	30/360	30	2,578,126.00	5.231934%	11,240.49	0.00	0.00	11,240.49	11,240.49	0.00	0.00	64.17%	64.28%
IUU-3	30/360	30	3,551,311.00	5.231934%	15,483.52	0.00	0.00	15,483.52	15,483.52	0.00	0.00	51.16%	51.25%
IUU-4	30/360	30	1,866,194.00	5.231934%	8,136.50	0.00	0.00	8,136.50	8,136.50	0.00	0.00	44.32%	44.40%
IUU-5	30/360	30	1,276,095.00	5.231934%	5,563.70	0.00	0.00	5,563.70	5,563.70	0.00	0.00	39.65%	39.71%
IUU-6	30/360	30	908,999.00	5.231934%	3,963.19	0.00	0.00	3,963.19	3,963.19	0.00	0.00	36.32%	36.38%
IUU-7	30/360	30	960,210.00	5.231934%	4,186.46	0.00	0.00	4,186.46	4,186.46	0.00	0.00	32.80%	32.85%
IUU-8	30/360	30	1,015,875.00	5.231934%	4,429.16	0.00	0.00	4,429.16	4,429.16	0.00	0.00	29.08%	29.13%
IUU-9	30/360	30	1,076,524.00	5.231934%	4,693.59	0.00	0.00	4,693.59	4,693.59	0.00	0.00	25.13%	25.18%
IUU-10	30/360	30	6,859,925.00	5.231934%	29,908.90	0.00	0.00	29,908.90	29,908.90	0.00	0.00	0.00%	0.00%
					11,488,502.30	0.00	0.00	11,488,502.30	11,488,502.30	0.00	0.00		

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

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

Statement Date: 17-May-06
Payment Date: 17-May-06
Prior Payment: 17-Apr-06
Next Payment: 16-Jun-06
Record Date: 28-Apr-06

ABN AMRO Acct: 723372.1
Bond Interest Reconciliation Detail

Class	Prior Interest Due Date	Current Interest Due Date	Additions					Deductions			Distributable Certificate Interest	Interest Payment Amount
			Prior Interest Shortfall Due	Interest Accrual on Prior Shortfall	Prepayment Premiums	Yield Maintenance	Other Interest Proceeds (1)	Allocable PPIS	Deferred & Accretion Interest	Interest Loss Expense		
A-1	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	257,631.87	257,631.87
A-2	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,381,153.33	1,381,153.33
A-3	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	399,203.33	399,203.33
A-AB	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	402,555.00	402,555.00
A-4	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,911,846.21	4,911,846.21
A-M	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,067,732.96	1,067,732.96
A-J	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	971,826.01	971,826.01
B	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67,872.58	67,872.58
C	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	122,838.38	122,838.38
D	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	109,799.20	109,799.20
E	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82,951.40	82,951.40
F	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	97,295.98	97,295.98
G	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	98,491.25	98,491.25
H	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	113,808.78	113,808.78
J	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85,356.59	85,356.59
K	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	113,808.78	113,808.78
L	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49,801.58	49,801.58
M	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,354.23	37,354.23
N	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,354.23	37,354.23
P	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,902.82	24,902.82
Q	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,902.82	24,902.82
S	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,902.82	24,902.82
T	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99,611.70	99,611.70
X-CL	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	126,816.43	126,816.43
X-CP	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	659,831.81	659,831.81

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

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

Statement Date: 17-May-06
Payment Date: 17-May-06
Prior Payment: 17-Apr-06
Next Payment: 16-Jun-06
Record Date: 28-Apr-06

ABN AMRO Acct: 723372.1
Bond Interest Reconciliation Detail

Class	Prior Interest Due Date	Current Interest Due Date	Additions					Deductions			Distributable Certificate Interest	Interest Payment Amount
			Prior Interest Shortfall Due	Interest Accrual on Prior Shortfall	Prepayment Premiums	Yield Maintenance	Other Interest Proceeds (1)	Allocable PPIS	Deferred & Accretion Interest	Interest Loss Expense		
IUU-1	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,246.70	31,246.70
IUU-2	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,240.49	11,240.49
IUU-3	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,483.52	15,483.52
IUU-4	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,136.50	8,136.50
IUU-5	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,563.70	5,563.70
IUU-6	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,963.19	3,963.19
IUU-7	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,186.46	4,186.46
IUU-8	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,429.16	4,429.16
IUU-9	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,693.59	4,693.59
IUU-10	11-Apr-2006	11-May-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,908.90	29,908.90
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,488,502.30	11,488,502.30

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



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

Statement Date: 17-May-06
 Payment Date: 17-May-06
 Prior Payment: 17-Apr-06
 Next Payment: 16-Jun-06
 Record Date: 28-Apr-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
A-1	64,000,000.00	61,609,854.03	804,218.78	0.00	0.00	0.00	0.00	0.00	0.00	60,805,635.25	2/18/2041	30.00%	30.04%
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%	30.04%
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%	30.04%
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%	30.04%
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%	30.04%
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%	20.03%
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%	10.39%
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%	5.76%
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%	4.76%
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%	4.01%
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	2,453,576,960.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,452,772,741.25	2/18/2041	NA	NA

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

Statement Date: 17-May-06
Payment Date: 17-May-06
Prior Payment: 17-Apr-06
Next Payment: 16-Jun-06
Record Date: 28-Apr-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	Currentt
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	7,166,765.54	11,278.58	0.00	0.00	0.00	0.00	0.00	0.00	7,155,486.96	2/18/2041	73.62%	73.74%
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%	64.28%
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%	51.25%
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%	44.40%
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%	39.71%
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%	36.38%
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%	32.85%
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%	29.13%
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%	25.18%
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	2,480,836,984.57	815,497.36	0.00	0.00	0.00	0.00	0.00	0.00	2,480,021,487.21			

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

Statement Date 17-May-06
Payment Date: 17-May-06
Prior Payment: 17-Apr-06
Next Payment: 16-Jun-06
Record Date: 28-Apr-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-May-06
Payment Date: 17-May-06
Prior Payment: 17-Apr-06
Next Payment: 16-Jun-06
Record Date: 28-Apr-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
5/17/2006	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%
4/17/2006	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%
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-May-06
Payment Date: 17-May-06
Prior Payment: 17-Apr-06
Next Payment: 16-Jun-06
Record Date: 28-Apr-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
5/17/2006	0	0.00	0	0.00	0	0.00	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%
4/17/2006	0	0.00	0	0.00	0	0.00	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%
3/17/2006	0	0.00	0	0.00	0	0.00	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	0.00	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-May-06
Payment Date: 17-May-06
Prior Payment: 17-Apr-06
Next Payment: 16-Jun-06
Record Date: 28-Apr-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
5/17/2006	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%
4/17/2006	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%
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-May-06
 Payment Date: 17-May-06
 Prior Payment: 17-Apr-06
 Next Payment: 16-Jun-06
 Record Date: 28-Apr-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-May-06	148	2,480,021,487	0	0	0	0	0	0	0	0	0	0	105	197	5.58%	5.56%
	102.07%	99.87%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Apr-06	148	2,480,836,985	0	0	0	0	0	0	0	0	0	0	106	198	5.75%	5.73%
	102.07%	99.90%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
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-May-06
Payment Date: 17-May-06
Prior Payment: 17-Apr-06
Next Payment: 16-Jun-06
Record Date: 28-Apr-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-May-06	145	2,452,772,742	0	0	0	0	0	0	0	0	0	0	106	199	5.58%	5.56%
	100.00%	98.77%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Apr-06	145	2,453,576,960	0	0	0	0	0	0	0	0	0	0	107	199	5.75%	5.73%
	100.00%	98.80%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
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-May-06
Payment Date: 17-May-06
Prior Payment: 17-Apr-06
Next Payment: 16-Jun-06
Record Date: 28-Apr-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-May-06	3	27,248,746	0	0	0	0	0	0	0	0	0	0	94	195	5.30%	5.23%
	2.07%	1.10%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Apr-06	3	27,260,025	0	0	0	0	0	0	0	0	0	0	95	196	5.47%	5.41%
	2.07%	1.10%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
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-May-06
Payment Date: 17-May-06
Prior Payment: 17-Apr-06
Next Payment: 16-Jun-06
Record Date: 28-Apr-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	33,042,923	1.35%	114	5.69%	0.00
2,000,000 to 4,000,000	38	112,249,536	4.58%	115	5.67%	0.00
4,000,000 to 6,000,000	28	134,813,124	5.50%	115	5.71%	0.00
6,000,000 to 8,000,000	10	69,783,457	2.85%	104	5.67%	0.00
8,000,000 to 10,000,000	12	108,048,411	4.41%	111	5.65%	0.00
10,000,000 to 15,000,000	9	108,891,206	4.44%	122	5.69%	0.00
15,000,000 to 20,000,000	8	141,619,413	5.77%	113	5.55%	0.00
20,000,000 to 25,000,000	3	71,800,022	2.93%	75	5.56%	0.00
25,000,000 to 50,000,000	5	216,000,000	8.81%	103	5.64%	0.00
50,000,000 to 75,000,000	2	126,850,000	5.17%	82	5.66%	0.00
75,000,000 to 100,000,000	2	184,010,045	7.50%	99	5.73%	0.00
100,000,000 to 125,000,000	4	451,952,795	18.43%	93	5.49%	0.00
125,000,000 & Above	3	693,711,810	28.28%	116	5.51%	0.00
145 2,452,772,742 100.00%						

Average Schedule Balance 16,915,674
Maximum Schedule Balance 420,783,734
Minimum Schedule Balance 1,050,580

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	8.26%	55	5.82%	0.00
61 to 120	19	818,179,400	33.36%	113	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 41.61%						

Minimum Remaining Term 52
Maximum Remaining Term 116

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	148,042,380	6.04%	54	5.06%	0.00
5.251% to 5.500%	37	782,439,771	31.90%	114	5.39%	0.00
5.501% to 5.750%	53	1,131,717,869	46.14%	107	5.67%	0.00
5.751% to 6.000%	39	260,064,933	10.60%	117	5.82%	0.00
6.001% to 6.250%	10	115,374,891	4.70%	71	6.11%	0.00
6.251% to 6.500%	2	12,748,374	0.52%	114	6.36%	0.00
6.501% & Above	1	2,384,524	0.10%	115	6.61%	0.00
145 2,452,772,742 100.00%						

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	128,002,380	5.22%	53	5.09%	0.00
61 to 120	116	1,183,788,395	48.26%	112	5.67%	0.00
121 to 180	4	120,302,545	4.90%	143	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 1,432,093,319 58.39%						

Minimum Remaining Term 53
Maximum Remaining Term 176

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

Statement Date: 17-May-06
Payment Date: 17-May-06
Prior Payment: 17-Apr-06
Next Payment: 16-Jun-06
Record Date: 28-Apr-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	2,452,772,742	100.00%	106	5.58%	0.00
	145	2,452,772,742	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	877,065,360	35.76%	102	5.60%	0.00
1.250 1.499	59	689,069,121	28.09%	109	5.63%	0.00
1.500 1.749	10	310,447,582	12.66%	88	5.79%	0.00
1.750 1.999	2	13,917,497	0.57%	113	5.58%	0.00
2.000 2.249	2	438,803,116	17.89%	116	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%	56	5.61%	0.00
3.000 3.249	0	0	0.00%	0	0.00%	0.00
3.250 & Above	1	99,510,045	4.06%	137	5.40%	0.00
	145	2,452,772,742	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	867,394,427	35.36%	108	5.57%	0.00
Multiple States	6	432,347,547	17.63%	100	5.68%	0.00
North Carolina	6	158,337,268	6.46%	120	5.74%	0.00
Massachusetts	3	148,082,660	6.04%	130	5.50%	0.00
Texas	26	133,181,578	5.43%	116	5.65%	0.00
Colorado	3	129,251,120	5.27%	55	5.08%	0.00
New Jersey	7	81,852,368	3.34%	97	5.58%	0.00
Pennsylvania	7	76,923,278	3.14%	116	5.59%	0.00
Ohio	5	65,243,355	2.66%	116	5.63%	0.00
California	9	50,450,749	2.06%	107	5.69%	0.00
Indiana	6	41,521,034	1.69%	106	5.51%	0.00
Georgia	3	41,510,057	1.69%	79	5.30%	0.00
Florida	8	40,313,166	1.64%	103	5.61%	0.00
District of Columbia	1	30,000,000	1.22%	78	5.49%	0.00
Nebraska	4	27,866,378	1.14%	111	5.61%	0.00
Illinois	6	22,512,660	0.92%	116	5.74%	0.00
Michigan	5	19,187,320	0.78%	115	5.87%	0.00
Minnesota	2	14,861,519	0.61%	114	6.22%	0.00
Maryland	2	13,000,000	0.53%	114	5.61%	0.00
South Carolina	1	8,854,449	0.36%	115	5.74%	0.00
Nevada	2	8,849,919	0.36%	115	5.66%	0.00
Oregon	2	8,791,275	0.36%	114	5.62%	0.00
Kansas	2	8,406,200	0.34%	112	5.45%	0.00
Louisiana	2	5,475,000	0.22%	146	6.01%	0.00
Alabama	1	4,050,000	0.17%	115	5.82%	0.00
Oklahoma	1	3,581,904	0.15%	115	5.83%	0.00
Kentucky	1	2,750,000	0.11%	115	5.67%	0.00
Missouri	1	2,650,000	0.11%	116	5.71%	0.00
Arkansas	1	2,228,118	0.09%	111	5.27%	0.00
Connecticut	1	1,986,615	0.08%	114	5.34%	0.00
Mississippi	1	1,312,777	0.05%	115	5.75%	0.00
	145	2,452,772,742	100.00%			

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

Statement Date: 17-May-06
Payment Date: 17-May-06
Prior Payment: 17-Apr-06
Next Payment: 16-Jun-06
Record Date: 28-Apr-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	945,175,226	38.53%	112	5.52%	0.00
Retail	63	659,802,950	26.90%	105	5.54%	0.00
Lodging	12	524,227,731	21.37%	94	5.72%	0.00
Multifamily	25	165,863,781	6.76%	105	5.62%	0.00
Self Storage	14	69,240,756	2.82%	110	5.70%	0.00
Industrial	5	66,677,891	2.72%	116	5.57%	0.00
Mobile Home Park	4	14,799,114	0.60%	91	5.75%	0.00
Mixed Use	1	4,200,000	0.17%	116	6.09%	0.00
Various	1	2,785,294	0.11%	115	5.61%	0.00
145 2,452,772,742 100.00%						

Distribution of Loan Seasoning

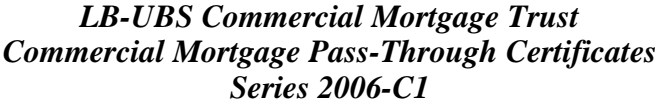
Number of Months	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
0 to 12	144	2,448,152,565	99.81%	106	5.58%	0.00
13 to 24	1	4,620,176	0.19%	102	6.19%	0.00
25 to 36	0	0	0.00%	0	0.00%	0.00
37 to 48	0	0	0.00%	0	0.00%	0.00
49 to 60	0	0	0.00%	0	0.00%	0.00
61 to 72	0	0	0.00%	0	0.00%	0.00
73 to 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 2,452,772,742 100.00%						

Distribution of Amortization Type

Amortization Type	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Amortizing Balloon	76	692,801,043	28.25%	105	5.51%	0.00
IO Maturity Balloon	23	1,020,679,422	41.61%	101	5.56%	0.00
IO/Amortizing/Balloon	46	739,292,276	30.14%	113	5.68%	0.00
145 2,452,772,742 100.00%						

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	228,542,380	9.32%	54	5.45%	0.00
2011	4	106,333,762	4.34%	56	5.74%	0.00
2012	4	89,629,043	3.65%	78	5.52%	0.00
2013	0	0	0.00%	0	0.00%	0.00
2014	2	115,519,176	4.71%	103	5.77%	0.00
2015	103	930,388,398	37.93%	113	5.63%	0.00
2016	25	862,057,437	35.15%	116	5.54%	0.00
2017 & Greater	4	120,302,545	4.90%	143	5.50%	0.00
145 2,452,772,742 100.00%						



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ABN AMRO Acct: 723372.1
Delinquent Loan Detail

**** 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
Series 2006-C1**

Statement Date: 17-May-06
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Record Date: 28-Apr-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)
1	LUBS6C1A	Office	11-Jan-16	0.00		NY	420,783,734	5.37%	1,881,605			
2	LUBS6C1A	Office	11-Jan-16	0.00		NY	145,894,000	5.71%	693,604			
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	121,002,380	5.04%	657,535			
5	LUBS6C1A	Lodging	11-Apr-15	0.00		XX	119,475,415	5.55%	684,739			
6	LUBS6C1A	Lodging	11-Dec-14	0.00		XX	110,899,000	5.75%	531,317			
7	LUBS6C1A	Lodging	11-Dec-15	0.00		XX	100,576,000	5.70%	478,130			
8	LUBS6C1A	Office	1-Oct-17	0.00		MA	99,510,045	5.40%	547,298			
9	LUBS6C1A	Lodging	11-Dec-10	0.00		NY	84,500,000	6.12%	430,598			
10	LUBS6C1A	Office	11-Jan-11	0.00		XX	71,000,000	5.75%	340,208			
11	LUBS6C1A	Industrial	11-Jan-16	0.00		PA	55,850,000	5.55%	258,306			
12	LUBS6C1A	Retail	11-Jan-16	0.00		OH	50,000,000	5.65%	235,417			
13	LUBS6C1A	Office	11-Dec-15	0.00		NY	49,000,000	5.76%	235,200			
14	LUBS6C1A	Office	11-Jan-16	0.00		MA	45,000,000	5.73%	214,875			
15	LUBS6C1A	Lodging	11-Nov-12	0.00		NY	42,000,000	5.49%	192,185			
16	LUBS6C1A	Lodging	11-Nov-12	0.00		DC	30,000,000	5.49%	137,275			
17	LUBS6C1A	Retail	11-Jan-16	0.00		NY	24,800,000	5.84%	120,693			
18	LUBS6C1A	Office	11-Jan-11	0.00		NJ	23,960,022	5.61%	111,913			
19	LUBS6C1A	Multifamily	11-Sep-10	0.00		GA	23,040,000	5.20%	99,840			
20	LUBS6C1A	Retail	11-Oct-15	0.00		NJ	20,000,000	5.29%	88,167			
21	LUBS6C1A	Multifamily	11-Oct-15	0.00		TX	19,500,000	5.58%	90,675			
22	LUBS6C1A	Office	11-Jan-16	0.00		TX	18,422,474	5.77%	108,196			
23	LUBS6C1A	Self Storage	11-Oct-15	0.00		XX	18,019,382	5.69%	113,738			
* 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-May-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)
24	LUBS6C1A	Retail	11-Jan-16	0.00		NY	17,200,000	5.84%	83,707			
25	LUBS6C1A	Retail	11-Oct-15	0.00		IN	16,600,000	5.33%	73,732			
26	LUBS6C1A	Retail	11-May-15	0.00		NE	16,000,000	5.55%	74,000			
27	LUBS6C1A	Multifamily	11-Oct-15	0.00		GA	15,877,557	5.37%	89,546			
28	LUBS6C1A	Retail	11-Aug-20	0.00		NC	13,340,000	5.84%	64,921			
29	LUBS6C1A	Retail	11-Jan-16	0.00		NJ	12,943,963	5.62%	74,794			
30	LUBS6C1A	Retail	11-Dec-15	0.00		NY	12,650,000	5.75%	60,615			
31	LUBS6C1A	Retail	11-Dec-15	0.00		NY	12,553,468	5.90%	74,830			
32	LUBS6C1A	Retail	11-Dec-15	0.00		TX	12,436,024	5.74%	72,867			
33	LUBS6C1A	Self Storage	11-Oct-15	0.00		XX	12,377,750	5.61%	77,291			
34	LUBS6C1A	Retail	11-Dec-15	0.00		NY	11,440,000	5.41%	51,575			
35	LUBS6C1A	Retail	11-Nov-15	0.00		NY	11,000,000	5.45%	49,958			
36	LUBS6C1A	Multifamily	11-Jan-16	0.00		CA	10,150,000	5.88%	49,735			
37	LUBS6C1A	Office	11-Nov-15	0.00		NY	9,933,205	5.35%	55,841			
38	LUBS6C1A	Mobile Home Park	11-Dec-12	0.00		IN	9,826,000	5.72%	46,837			
39	LUBS6C1A	Office	11-Nov-15	0.00		MD	9,800,000	5.53%	45,162			
40	LUBS6C1A	Multifamily	11-Nov-15	0.00		MN	9,448,374	6.39%	59,361			
41	LUBS6C1A	Retail	11-Jul-15	0.00		CA	9,250,000	5.44%	41,933			
42	LUBS6C1A	Office	11-Dec-15	0.00		SC	8,854,449	5.74%	51,881			
43	LUBS6C1A	Multifamily	11-Dec-15	0.00		NJ	8,789,872	5.75%	51,559			
44	LUBS6C1A	Office	11-Jan-16	0.00		PA	8,762,703	5.71%	51,131			
45	LUBS6C1A	Retail	11-Nov-15	0.00		TX	8,480,000	5.57%	39,361			
46	LUBS6C1A	Lodging	11-Nov-15	0.00		NJ	8,399,228	5.89%	50,066			
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Commercial Mortgage Pass-Through Certificates
Series 2006-C1**

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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%	37,158			
48	LUBS6C1A	Office	11-Dec-15	0.00		NY	8,154,580	5.34%	45,739			
49	LUBS6C1A	Retail	11-Jan-16	0.00		IL	8,000,000	5.63%	37,533			
50	LUBS6C1A	Multifamily	11-Oct-15	0.00		TX	7,950,000	5.58%	36,968			
51	LUBS6C1A	Lodging	11-Sep-12	0.00		CA	7,803,043	5.54%	48,702			
52	LUBS6C1A	Retail	11-Nov-15	0.00		OR	7,200,000	5.67%	34,020			
53	LUBS6C1A	Lodging	11-Jan-11	0.00		FL	7,000,000	6.02%	35,117			
54	LUBS6C1A	Retail	11-Jan-16	0.00		IL	6,656,000	5.76%	31,949			
55	LUBS6C1A	Lodging	11-Nov-15	0.00		NE	6,441,510	5.71%	40,735			
56	LUBS6C1A	Office	11-Nov-15	0.00		TX	6,367,904	5.79%	40,576			
57	LUBS6C1A	Multifamily	11-Oct-15	0.00		NC	6,265,000	5.58%	29,132			
58	LUBS6C1A	Multifamily	11-Jul-15	0.00		FL	6,100,000	5.48%	27,857			
59	LUBS6C1A	Retail	11-Jan-16	0.00		IN	5,974,475	5.69%	34,786			
60	LUBS6C1A	Multifamily	11-Dec-15	0.00		MI	5,621,769	5.86%	33,368			
61	LUBS6C1A	Retail	11-Nov-15	0.00		FL	5,500,000	5.46%	25,025			
62	LUBS6C1A	Office	11-Dec-15	0.00		MN	5,413,145	5.92%	32,336			
63	LUBS6C1A	Retail	11-Oct-15	0.00		KS	5,426,200	5.50%	24,870			
64	LUBS6C1A	Retail	11-Nov-15	0.00		OH	5,400,000	5.45%	24,525			
65	LUBS6C1A	Retail	11-Dec-15	0.00		NV	5,371,582	5.60%	31,000			
66	LUBS6C1A	Retail	11-Nov-15	0.00		TX	5,153,790	5.79%	32,839			
67	LUBS6C1A	Multifamily	11-Dec-15	0.00		MI	5,100,000	5.86%	24,905			
68	LUBS6C1A	Multifamily	11-Jan-16	0.00		FL	5,100,000	5.81%	24,693			
69	LUBS6C1A	Retail	11-Nov-15	0.00		TX	5,072,000	5.40%	22,824			
* 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												

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Loan Level Detail

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70	LUBS6C1A	Retail	11-Jan-16	0.00		NJ	4,979,283	5.83%	29,433			
71	LUBS6C1A	Retail	11-Nov-15	0.00		TX	4,887,200	5.36%	27,505			
72	LUBS6C1A	Retail	11-Dec-15	0.00		OH	4,867,000	5.62%	22,794			
73	LUBS6C1A	Lodging	11-Oct-15	0.00		NC	4,749,011	5.57%	29,677			
74	LUBS6C1A	Retail	11-Dec-20	0.00		TX	4,752,500	6.24%	24,713			
75	LUBS6C1A	Self Storage	11-Nov-14	0.00		CA	4,620,176	6.19%	28,756			
76	LUBS6C1A	Multifamily	11-Oct-15	0.00		NC	4,564,657	5.35%	25,687			
77	LUBS6C1A	Self Storage	11-Nov-11	0.00		CO	4,373,740	5.92%	26,166			
78	LUBS6C1A	Multifamily	11-Dec-15	0.00		MI	4,318,339	5.86%	27,656			
79	LUBS6C1A	Retail	11-Dec-15	0.00		NY	4,300,000	5.67%	20,318			
80	LUBS6C1A	Office	11-Nov-15	0.00		IL	4,300,000	5.81%	20,808			
81	LUBS6C1A	Multifamily	11-Jan-16	0.00		TX	4,282,715	5.99%	25,753			
82	LUBS6C1A	Retail	11-Dec-15	0.00		CA	4,200,000	5.35%	18,725			
83	LUBS6C1A	Mixed Use	11-Jan-16	0.00		CA	4,200,000	6.09%	21,315			
84	LUBS6C1A	Retail	11-Oct-15	0.00		CA	4,168,874	5.53%	23,926			
85	LUBS6C1A	Retail	11-Nov-15	0.00		TX	4,066,666	5.45%	18,469			
86	LUBS6C1A	Industrial	11-Dec-15	0.00		AL	4,050,000	5.82%	19,643			
87	LUBS6C1A	Multifamily	11-Aug-15	0.00		TX	4,000,000	5.14%	17,133			
88	LUBS6C1A	Multifamily	11-Nov-15	0.00		CO	3,875,000	5.70%	18,406			
89	LUBS6C1A	Retail	11-Nov-15	0.00		FL	3,626,596	5.56%	20,862			
90	LUBS6C1A	Self Storage	11-Dec-15	0.00		OK	3,581,904	5.83%	21,192			
91	LUBS6C1A	Multifamily	11-Nov-15	0.00		PA	3,578,067	5.82%	21,169			
92	LUBS6C1A	Retail	11-Oct-15	0.00		MA	3,572,615	5.40%	20,215			
* 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-May-06
Payment Date: 17-May-06
Prior Payment: 17-Apr-06
Next Payment: 16-Jun-06
Record Date: 28-Apr-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)
93	LUBS6C1A	Self Storage	11-Nov-15	0.00		NV	3,478,337	5.74%	20,403			
94	LUBS6C1A	Retail	11-Nov-15	0.00		CA	3,478,079	5.68%	20,270			
95	LUBS6C1A	Retail	11-Nov-15	0.00		NY	3,435,897	5.81%	20,306			
96	LUBS6C1A	Retail	11-Oct-15	0.00		NE	3,435,477	5.75%	20,192			
97	LUBS6C1A	Self Storage	11-Nov-15	0.00		IN	3,410,274	5.51%	19,511			
98	LUBS6C1A	Self Storage	11-Nov-15	0.00		IN	3,296,019	5.51%	18,857			
99	LUBS6C1A	Multifamily	11-Nov-15	0.00		NY	3,300,000	6.28%	17,270			
100	LUBS6C1A	Office	11-Oct-15	0.00		TX	3,236,179	5.60%	18,715			
101	LUBS6C1A	Industrial	11-Nov-15	0.00		MD	3,200,000	5.88%	15,667			
102	LUBS6C1A	Self Storage	11-Dec-15	0.00		TX	3,084,355	5.81%	18,209			
103	LUBS6C1A	Multifamily	11-Nov-15	0.00		OH	3,088,000	5.55%	14,282			
104	LUBS6C1A	Multifamily	11-Jun-15	0.00		KS	2,980,000	5.35%	13,286			
105	LUBS6C1A	Various	11-Dec-15	0.00		PA	2,785,294	5.61%	16,092			
106	LUBS6C1A	Multifamily	11-Nov-15	0.00		NJ	2,780,000	5.33%	12,348			
107	LUBS6C1A	Self Storage	11-Jan-16	0.00		LA	2,775,000	5.81%	13,436			
108	LUBS6C1A	Multifamily	11-Dec-15	0.00		KY	2,750,000	5.67%	12,994			
109	LUBS6C1A	Retail	11-Jan-21	0.00		LA	2,700,000	6.21%	13,973			
110	LUBS6C1A	Retail	11-Nov-15	0.00		TX	2,676,007	5.79%	17,051			
111	LUBS6C1A	Retail	11-Oct-15	0.00		TX	2,679,543	5.42%	15,195			
112	LUBS6C1A	Retail	11-Jan-16	0.00		MO	2,650,000	5.71%	12,610			
113	LUBS6C1A	Self Storage	11-Sep-15	0.00		TX	2,626,653	5.37%	14,831			
114	LUBS6C1A	Self Storage	11-Jan-16	0.00		FL	2,600,000	5.85%	12,675			
115	LUBS6C1A	Self Storage	11-Nov-15	0.00		PA	2,582,901	5.43%	14,649			
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Commercial Mortgage Pass-Through Certificates
Series 2006-C1**

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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)
116	LUBS6C1A	Retail	11-Dec-15	0.00		GA	2,592,500	5.81%	12,552			
117	LUBS6C1A	Office	11-Oct-15	0.00		CA	2,580,576	5.49%	14,746			
118	LUBS6C1A	Self Storage	11-Nov-15	0.00		IN	2,414,266	5.51%	13,813			
119	LUBS6C1A	Retail	11-Aug-15	0.00		TX	2,400,000	5.35%	10,700			
120	LUBS6C1A	Lodging	11-Dec-15	0.00		NC	2,384,524	6.61%	16,370			
121	LUBS6C1A	Retail	11-Aug-15	0.00		AR	2,228,118	5.27%	12,466			
122	LUBS6C1A	Office	11-Dec-15	0.00		MI	2,219,211	6.02%	13,399			
123	LUBS6C1A	Mobile Home Park	11-Nov-15	0.00		NY	2,131,574	6.02%	13,879			
124	LUBS6C1A	Retail	11-Nov-15	0.00		FL	2,036,570	5.45%	11,575			
125	LUBS6C1A	Retail	11-Dec-15	0.00		NE	1,989,391	5.56%	11,431			
126	LUBS6C1A	Industrial	11-Nov-15	0.00		CT	1,986,615	5.34%	11,156			
127	LUBS6C1A	Office	11-Sep-15	0.00		TX	1,982,997	5.55%	11,419			
128	LUBS6C1A	Multifamily	11-Dec-15	0.00		MI	1,928,000	5.75%	9,238			
129	LUBS6C1A	Retail	11-Nov-15	0.00		OH	1,888,355	5.79%	11,136			
130	LUBS6C1A	Retail	11-Nov-15	0.00		PA	1,775,000	6.11%	9,038			
131	LUBS6C1A	Retail	11-Oct-15	0.00		TX	1,762,030	5.60%	10,190			
132	LUBS6C1A	Retail	11-Nov-15	0.00		TX	1,734,449	5.79%	11,052			
133	LUBS6C1A	Mobile Home Park	11-Dec-15	0.00		NY	1,691,540	5.88%	10,062			
134	LUBS6C1A	Retail	11-Nov-15	0.00		TX	1,674,982	5.79%	10,673			
135	LUBS6C1A	Industrial	11-Dec-15	0.00		OR	1,591,275	5.42%	9,004			
136	LUBS6C1A	Retail	11-Nov-15	0.00		PA	1,589,313	5.35%	8,935			
137	LUBS6C1A	Retail	11-Nov-15	0.00		TX	1,539,746	5.40%	8,704			
138	LUBS6C1A	Multifamily	11-Jan-16	0.00		NY	1,476,430	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-May-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	1,362,781	5.79%	8,683			
140	LUBS6C1A	Retail	11-Dec-15	0.00		MS	1,312,777	5.75%	9,320			
141	LUBS6C1A	Retail	11-Jan-16	0.00		IL	1,210,206	5.86%	7,740			
142	LUBS6C1A	Retail	11-Jan-16	0.00		IL	1,181,392	5.86%	7,556			
143	LUBS6C1A	Retail	11-Jan-16	0.00		IL	1,165,062	5.86%	7,451			
144	LUBS6C1A	Mobile Home Park	11-Oct-15	0.00		NY	1,150,000	5.34%	5,118			
145	LUBS6C1A	Retail	11-Nov-15	0.00		TX	1,050,580	5.79%	6,694			
146	LUBS6C1B	Office	11-Jan-11	0.00		NJ	20,039,978	5.05%	84,253			
147	LUBS6C1C	Self Storage	11-Oct-15	0.00		XX	5,423,939	5.83%	34,862			
148	LUBS6C1D	Self Storage	11-Oct-15	0.00		XX	1,784,829	6.50%	12,481			
							2,480,021,487		12,354,650	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						

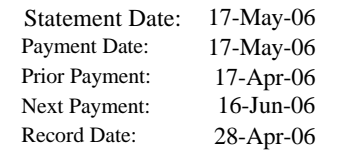
***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C1***

Statement Date: 17-May-06
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 Next Payment: 16-Jun-06
 Record Date: 28-Apr-06

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
Series 2006-C1***

Statement Date: 17-May-06
Payment Date: 17-May-06
Prior Payment: 17-Apr-06
Next Payment: 16-Jun-06
Record Date: 28-Apr-06

***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 - 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

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

Appraisal Reduction Detail

[illegible]

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

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***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, or extended.

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

Statement Date: 17-May-06
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 Record Date: 28-Apr-06

***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***

Statement Date: 17-May-06
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 Record Date: 28-Apr-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
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Record Date: 28-Apr-06

**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	

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

Disclosure Control #	Resolution Strategy	Comments

**LB-UBS Commercial Mortgage Trust
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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
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.

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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
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.

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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.