



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

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C3***

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

Administrator:

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kathryn.hawkinson@abnamro.com

***ABN AMRO Acct: 723588.1
Reporting Package Table of Contents***

Analyst:

James Wang 714.259.6289
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<div>Issue Id: Monthly Data File Name:</div> <div>LUBS06C3 LUBS06C3_200606_3.ZIP</div>	<div>Statements to Certificateholders Cash Reconciliation Summary Shortfall Summary Report Bond Interest Reconciliation Bond Interest Reconciliation Bond Principal Reconciliation Rating Information Asset-Backed Facts ~ 15 Month Loan Status Summary Delinquent Loan Detail Asset-Backed Facts ~ 15 Month Loan Payoff/Loss Summary Historical Collateral Prepayment Mortgage Loan Characteristics Loan Level Detail Collateral Realized Loss Appraisal Reduction Detail Specially Serviced (Part I) - Loan Detail Specially Serviced (Part II) - Servicer Comments Modified Loan Detail Summary of Loan Maturity Extensions Realized Loss Detail Historical REO Report Material Breaches Detail</div> <div>Page(s) Page 2-5 Page 6-10 Page 11 Page 12-13 Page 14-15 Page 16-17 Page 18-19 Page 20-24 Page 25 Page 26-30 Page 31 Page 32-34 Page 35-40 Page 41 Page 42 Page 43 Page 44 Page 45 Page 46 Page 47 Page 48 Page 49</div>	<div>Closing Date: First Payment Date: Rated Final Payment Date: Determination Date:</div> <div>10-Apr-2006 17-Apr-2006 17-Mar-2039 12-Jun-2006</div> <div>Trust Collection Period 5/12/2006 - 6/12/2006</div>
<div>Parties to The Transaction</div> <div>Depositor: Structured Asset Securities Corporation II Underwriter: Lehman Brothers Inc./UBS Securities LLC Master Servicer: Wachovia Bank, National Association Special Servicer: CW Capital Asset Management LLC Rating Agency: Standard & Poor's Rating Services/Moody's Investors Service, Inc.</div>		
<div>Information is available for this issue from the following sources</div> <div>LaSalle Web Site Servicer Web Site LaSalle Factor Line</div> <div>www.etrustee.net www.wachovia.com 800.246.5761</div>		

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WAC: 6.022709%
WAMM: 122

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REMIC III
ABN AMRO Acct: 723588.1

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 52108MFN8	40,000,000.00	39,186,468.49 979.661712250	381,853.46 9.546336500	0.00 0.000000000	0.00 0.000000000	38,804,615.03 970.115375750	178,886.23 4.472155750	0.00 0.000000000	5.4780000000% Fixed
A-2 52108MFP3	122,000,000.00	122,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	122,000,000.00 1000.000000000	562,420.00 4.610000000	0.00 0.000000000	5.5320000000% Fixed
A-3 52108MFQ1	18,000,000.00	18,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	18,000,000.00 1000.000000000	85,335.00 4.740833333	0.00 0.000000000	5.6890000000% Fixed
A-AB 52108MFR9	61,000,000.00	61,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	61,000,000.00 1000.000000000	286,801.67 4.701666721	0.00 0.000000000	5.6420000000% Fixed
A-4 52108MFS7	531,302,000.00	531,302,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	531,302,000.00 1000.000000000	2,506,417.18 4.717499991	0.00 0.000000000	5.6610000000% Fixed
A-1A 52108MFT5	415,903,000.00	415,778,509.69 999.700674653	58,159.76 0.139839722	0.00 0.000000000	0.00 0.000000000	415,720,349.93 999.560834930	1,954,505.48 4.699426260	0.00 0.000000000	5.6410000000% 5.6410000000%
A-M 52108MFU2	169,744,000.00	169,744,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	169,744,000.00 1000.000000000	807,981.44 4.760000000	0.00 0.000000000	5.7120000000% 5.7120000000%
A-J 52108MFV0	103,967,000.00	103,967,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	103,967,000.00 1000.000000000	495,576.03 4.766666635	0.00 0.000000000	5.7200000000% 5.7200000000%
B 52108MFW8	14,853,000.00	14,853,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	14,853,000.00 1000.000000000	72,371.91 4.872544940	0.00 0.000000000	5.8470541795% 5.8055258299%
C 52108MFX6	23,340,000.00	23,340,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	23,340,000.00 1000.000000000	113,919.70 4.880878320	0.00 0.000000000	5.8570541795% 5.8055258299%
D 52108MFY4	16,974,000.00	16,974,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	16,974,000.00 1000.000000000	83,130.93 4.897545069	0.00 0.000000000	5.8770541795% 5.8055258299%
E 52108MFZ1	12,731,000.00	12,731,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	12,731,000.00 1000.000000000	62,881.11 4.939212159	0.00 0.000000000	5.9270541795% 5.8055258299%
F 52108MGA5	21,218,000.00	21,218,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	21,218,000.00 1000.000000000	105,153.83 4.955878499	0.00 0.000000000	5.9470541795% 5.8055258299%
G 52108MGC1/U51394PW5/52108MHA4	23,340,000.00	23,340,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	23,340,000.00 1000.000000000	117,031.70 5.014211654	0.00 0.000000000	6.0170541795% 5.8221754288%
H 52108MGD9/U51394PX3/52108MHB2	16,974,000.00	16,974,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	16,974,000.00 1000.000000000	85,111.23 5.014211736	0.00 0.000000000	6.0170541795% 5.8221754288%
J 52108MGE7/U51394PY1/52108MHC0	21,218,000.00	21,218,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	21,218,000.00 1000.000000000	106,391.55 5.014211990	0.00 0.000000000	6.0170541795% 5.8221754288%
K 52108MGF4/U51394PZ8/52108MHD8	19,096,000.00	19,096,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	19,096,000.00 1000.000000000	95,751.39 5.014211877	0.00 0.000000000	6.0170541795% 5.8221754288%

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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REMIC III
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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)
L	8,487,000.00	8,487,000.00	0.00	0.00	0.00	8,487,000.00	37,922.75	0.00	5.3620000000%
52108MGG2/U51394QA2/52108MHE6		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.468333922	0.000000000	Fixed
M	8,487,000.00	8,487,000.00	0.00	0.00	0.00	8,487,000.00	37,922.75	0.00	5.3620000000%
52108MGH0/U51394QB0/52108MHF3		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.468333922	0.000000000	Fixed
N	8,488,000.00	8,488,000.00	0.00	0.00	0.00	8,488,000.00	37,927.21	0.00	5.3620000000%
52108MGJ6/U51394QC8/52108MHG1		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.468332941	0.000000000	Fixed
P	6,365,000.00	6,365,000.00	0.00	0.00	0.00	6,365,000.00	28,440.94	0.00	5.3620000000%
52108MGK3/U51394QD6/52108MHH9		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.468333071	0.000000000	Fixed
Q	6,365,000.00	6,365,000.00	0.00	0.00	0.00	6,365,000.00	28,440.94	0.00	5.3620000000%
52108MGL1/U51394QE4/52108MHJ5		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.468333071	0.000000000	Fixed
S	4,244,000.00	4,244,000.00	0.00	0.00	0.00	4,244,000.00	18,963.61	0.00	5.3620000000%
52108MGM9/U51394QF1/52108MHK2		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.468334119	0.000000000	Fixed
T	23,340,261.00	23,340,261.00	0.00	0.00	0.00	23,340,261.00	104,292.07	0.00	5.3620000000%
52108MGN7/U51394QG9/52108MHL0		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.468333495	0.000000000	5.3620000000%
X-CP	1,535,224,000.00	1,535,224,000.00	0.00	0.00	0.00	1,535,224,000.00	403,320.39	0.00	0.3152533213%
52108MGB3		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	0.262711103	0.000000000	
X-CL	1,697,436,261.00	1,696,498,239.18	0.00	0.00	0.00	1,696,058,225.96	89,704.48	0.00	0.0634515141%
52108MGP2/U51394QH7/52108MHM8		999.447389076	0.000000000	0.000000000	0.000000000	999.188166842	0.052847039	0.000000000	
FTH-1	3,565,305.00	3,565,305.00	0.00	0.00	0.00	3,565,305.00	15,684.19	0.00	5.2789390000%
52108MGQ0/U51394QJ3/52108MHN6		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.399115924	0.000000000	N/A
FTH-2	11,000,000.00	11,000,000.00	0.00	0.00	0.00	11,000,000.00	48,390.27	0.00	5.2789390000%
52108MGR8/U51394QK0/52108MHP1		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.399115455	0.000000000	N/A
FTH-3	11,400,000.00	11,400,000.00	0.00	0.00	0.00	11,400,000.00	50,149.92	0.00	5.2789390000%
52108MGS6/U51394QL8/52108MHQ9		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.399115789	0.000000000	N/A
FTH-4	3,000,000.00	3,000,000.00	0.00	0.00	0.00	3,000,000.00	13,197.35	0.00	5.2789390000%
52108MGT4/U51394QM6/52108MHR7		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.399116667	0.000000000	N/A
FTH-5	9,700,000.00	9,700,000.00	0.00	0.00	0.00	9,700,000.00	42,671.42	0.00	5.2789390000%
52108MGU1/U51394QN4/52108MHS5		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.399115464	0.000000000	N/A
NBT-1	485,318.00	485,318.00	0.00	0.00	0.00	485,318.00	2,366.75	0.00	5.8520391000%
52108MGV9/U51394QP9/52108MHT3		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.876699401	0.000000000	N/A
NBT-2	2,669,248.00	2,669,248.00	0.00	0.00	0.00	2,669,248.00	13,017.12	0.00	5.8520391000%
52108MGW7/U51394QQ7/52108MHU0		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.876699355	0.000000000	N/A
NBT-3	1,455,953.00	1,455,953.00	0.00	0.00	0.00	1,455,953.00	7,100.24	0.00	5.8520391000%
52108MGX5/U51394QR5/52108MHV8		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.876695882	0.000000000	N/A

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REMIC III
ABN AMRO Acct: 723588.1

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)
NBT-4 52108MGY3/U51394QS3/52108MHW6	485,318.00	485,318.00	0.00	0.00	0.00	485,318.00	2,366.75	0.00	5.8520391000% N/A
NBT-5 52108MGZ0/U51394QT1/52108MHX4	3,771,206.00	3,771,206.00	0.00	0.00	0.00	3,771,206.00	18,391.04	0.00	5.8520391000% N/A
R-III 9ABS24667	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
R-I 9ABS24642	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
R-II 9ABS24659	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
Total	1,744,968,609.00	1,744,030,587.18	440,013.22	0.00	0.00	1,743,590,573.96	8,719,936.57	0.00	
Total P&I Payment							9,159,949.79		

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

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***GRANTOR TRUST
ABN AMRO Acct: 723588.1***

Class	Original Face Value (1)	Opening Balance Per \$ 1000	Principal Payment Per \$ 1000	Principal Adj. or Loss Per \$ 1000	Negative Amortization Per \$ 1000	Closing Balance Per \$ 1000	Interest Payment (2) Per \$ 1000	Interest Adjustment Per \$ 1000	Pass-Through Rate Next Rate(3)
V 9ABS24675	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Total P&I Payment	0.00
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Cash Reconciliation Summary

Interest Summary	
Current Scheduled Interest	8,410,973.53
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	340,751.74
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	8,751,725.28
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(30,190.01)
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	8,721,535.27
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(1,598.69)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(1,598.69)

Total Interest Due Certs	8,719,936.57
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	384,620.70
Advanced Scheduled Principal	55,392.53
Scheduled Principal	440,013.23
Unscheduled Principal:	
Curtailments	(0.01)
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	(0.01)
Remittance Principal	440,013.22

Remittance P&I Due Trust	9,161,548.49
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Remittance P&I Due Certs	9,159,949.79
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Pool Balance Summary		
	Balance	Count
Beginning Pool	1,744,030,587.18	125
Scheduled Principal	440,013.23	0
Unscheduled Principal	(0.01)	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	1,743,590,573.96	125

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	30,190.01
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	1,432.07
Total Servicing Fees	31,622.08

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	55,392.53	340,751.74
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
Ending Outstanding	55,392.53	340,751.74

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Cash Reconciliation Summary Pooled Group 1 Loans

Interest Summary	
Current Scheduled Interest	6,222,752.51
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	226,573.38
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	6,449,325.89
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(22,578.98)
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	6,426,746.91
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(1,173.99)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(1,173.99)

Total Interest Due Certs	6,425,572.92
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	339,598.63
Advanced Scheduled Principal	42,254.84
Scheduled Principal	381,853.47
Unscheduled Principal:	
Curtailments	(0.01)
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	(0.01)
Remittance Principal	381,853.46

Remittance P&I Due Trust	6,808,600.37
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Remittance P&I Due Certs	6,807,426.38
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Pool Balance Summary		
	Balance	Count
Beginning Pool	1,280,719,314.01	91
Scheduled Principal	381,853.47	0
Unscheduled Principal	(0.01)	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	1,280,337,460.55	91

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	22,578.98
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	746.48
Total Servicing Fees	23,325.46

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	42,254.84	226,573.38
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
Ending Outstanding	42,254.84	226,573.38

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C3

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

ABN AMRO Acct: 723588.1

Cash Reconciliation Summary Pooled Group 2 Loans

Interest Summary	
Current Scheduled Interest	1,974,050.19
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	114,178.36
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	2,088,228.55
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(6,818.82)
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	2,081,409.73
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(381.13)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(381.13)

Total Interest Due Certs	2,081,028.60
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	45,022.07
Advanced Scheduled Principal	13,137.69
Scheduled Principal	58,159.76
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	58,159.76

Remittance P&I Due Trust	2,139,569.49
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Remittance P&I Due Certs	2,139,188.36
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Pool Balance Summary		
	Balance	Count
Beginning Pool	415,778,925.17	32
Scheduled Principal	58,159.76	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	415,720,765.41	32

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	6,818.82
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	685.59
Total Servicing Fees	7,504.42

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	13,137.69	114,178.36
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
Ending Outstanding	13,137.69	114,178.36

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C3

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

ABN AMRO Acct: 723588.1

Cash Reconciliation Summary Non-Pooled FTH Trust Mortgage Loans

Interest Summary	
Current Scheduled Interest	170,773.02
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	170,773.02
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(644.42)
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	170,128.60
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(35.44)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(35.44)

Total Interest Due Certs	170,093.16
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	0.00
Advanced Scheduled Principal	0.00
Scheduled Principal	0.00
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	0.00

Remittance P&I Due Trust	170,128.60
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Remittance P&I Due Certs	170,093.16
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Pool Balance Summary		
	Balance	Count
Beginning Pool	38,665,305.00	1
Scheduled Principal	0.00	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	38,665,305.00	1

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	644.42
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	0.00
Total Servicing Fees	644.42

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

Cash Reconciliation Summary Non-Pooled NBT Trust Mortgage Loans

	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-C3***

Statement Date 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

***ABN AMRO Acct: 723588.1
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-C3

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

ABN AMRO Acct: 723588.1
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	39,186,468.49	5.478000%	178,886.23	0.00	0.00	178,886.23	178,886.23	0.00	0.00	30.00%	30.02%
A-2	30/360	30	122,000,000.00	5.532000%	562,420.00	0.00	0.00	562,420.00	562,420.00	0.00	0.00	30.00%	30.02%
A-3	30/360	30	18,000,000.00	5.689000%	85,335.00	0.00	0.00	85,335.00	85,335.00	0.00	0.00	30.00%	30.02%
A-AB	30/360	30	61,000,000.00	5.642000%	286,801.67	0.00	0.00	286,801.67	286,801.67	0.00	0.00	30.00%	30.02%
A-4	30/360	30	531,302,000.00	5.661000%	2,506,417.18	0.00	0.00	2,506,417.18	2,506,417.18	0.00	0.00	30.00%	30.02%
A-1A	30/360	30	415,778,509.69	5.641000%	1,954,505.48	0.00	0.00	1,954,505.48	1,954,505.48	0.00	0.00	30.00%	30.02%
A-M	30/360	30	169,744,000.00	5.712000%	807,981.44	0.00	0.00	807,981.44	807,981.44	0.00	0.00	20.00%	20.02%
A-J	30/360	30	103,967,000.00	5.720000%	495,576.03	0.00	0.00	495,576.03	495,576.03	0.00	0.00	13.88%	13.89%
B	30/360	30	14,853,000.00	5.847054%	72,371.91	0.00	0.00	72,371.91	72,371.91	0.00	0.00	13.00%	13.01%
C	30/360	30	23,340,000.00	5.857054%	113,919.70	0.00	0.00	113,919.70	113,919.70	0.00	0.00	11.63%	11.63%
D	30/360	30	16,974,000.00	5.877054%	83,130.93	0.00	0.00	83,130.93	83,130.93	0.00	0.00	10.63%	10.63%
E	30/360	30	12,731,000.00	5.927054%	62,881.11	0.00	0.00	62,881.11	62,881.11	0.00	0.00	9.88%	9.88%
F	30/360	30	21,218,000.00	5.947054%	105,153.83	0.00	0.00	105,153.83	105,153.83	0.00	0.00	8.63%	8.63%
G	30/360	30	23,340,000.00	6.017054%	117,031.70	0.00	0.00	117,031.70	117,031.70	0.00	0.00	7.25%	7.26%
H	30/360	30	16,974,000.00	6.017054%	85,111.23	0.00	0.00	85,111.23	85,111.23	0.00	0.00	6.25%	6.26%
J	30/360	30	21,218,000.00	6.017054%	106,391.55	0.00	0.00	106,391.55	106,391.55	0.00	0.00	5.00%	5.00%
K	30/360	30	19,096,000.00	6.017054%	95,751.39	0.00	0.00	95,751.39	95,751.39	0.00	0.00	3.88%	3.88%
L	30/360	30	8,487,000.00	5.362000%	37,922.75	0.00	0.00	37,922.75	37,922.75	0.00	0.00	3.38%	3.38%
M	30/360	30	8,487,000.00	5.362000%	37,922.75	0.00	0.00	37,922.75	37,922.75	0.00	0.00	2.88%	2.88%
N	30/360	30	8,488,000.00	5.362000%	37,927.21	0.00	0.00	37,927.21	37,927.21	0.00	0.00	2.38%	2.38%
P	30/360	30	6,365,000.00	5.362000%	28,440.94	0.00	0.00	28,440.94	28,440.94	0.00	0.00	2.00%	2.00%

(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-C3

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

ABN AMRO Acct: 723588.1
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)
Q	30/360	30	6,365,000.00	5.362000%	28,440.94	0.00	0.00	28,440.94	28,440.94	0.00	0.00	1.63%	1.63%
S	30/360	30	4,244,000.00	5.362000%	18,963.61	0.00	0.00	18,963.61	18,963.61	0.00	0.00	1.38%	1.38%
T	30/360	30	23,340,261.00	5.362000%	104,292.07	0.00	0.00	104,292.07	104,292.07	0.00	0.00	0.00%	0.00%
X-CP	30/360	30	1,535,224,000.00	0.315253%	403,320.39	0.00	0.00	403,320.39	403,320.39	0.00	0.00	NA	NA
X-CL	30/360	30	1,696,498,239.18	0.063452%	89,704.48	0.00	0.00	89,704.48	89,704.48	0.00	0.00	NA	NA
FTH-1	30/360	30	3,565,305.00	5.278939%	15,684.19	0.00	0.00	15,684.19	15,684.19	0.00	0.00	NA	NA
FTH-2	30/360	30	11,000,000.00	5.278939%	48,390.27	0.00	0.00	48,390.27	48,390.27	0.00	0.00	NA	NA
FTH-3	30/360	30	11,400,000.00	5.278939%	50,149.92	0.00	0.00	50,149.92	50,149.92	0.00	0.00	NA	NA
FTH-4	30/360	30	3,000,000.00	5.278939%	13,197.35	0.00	0.00	13,197.35	13,197.35	0.00	0.00	NA	NA
FTH-5	30/360	30	9,700,000.00	5.278939%	42,671.42	0.00	0.00	42,671.42	42,671.42	0.00	0.00	NA	NA
NBT-1	30/360	30	485,318.00	5.852039%	2,366.75	0.00	0.00	2,366.75	2,366.75	0.00	0.00	NA	NA
NBT-2	30/360	30	2,669,248.00	5.852039%	13,017.12	0.00	0.00	13,017.12	13,017.12	0.00	0.00	NA	NA
NBT-3	30/360	30	1,455,953.00	5.852039%	7,100.24	0.00	0.00	7,100.24	7,100.24	0.00	0.00	NA	NA
NBT-4	30/360	30	485,318.00	5.852039%	2,366.75	0.00	0.00	2,366.75	2,366.75	0.00	0.00	NA	NA
NBT-5	30/360	30	3,771,206.00	5.852039%	18,391.04	0.00	0.00	18,391.04	18,391.04	0.00	0.00	NA	NA
V		30	0.00	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
					8,719,936.57	0.00	0.00	8,719,936.57	8,719,936.57	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-C3

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

ABN AMRO Acct: 723588.1
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-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	178,886.23	178,886.23
A-2	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	562,420.00	562,420.00
A-3	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85,335.00	85,335.00
A-AB	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	286,801.67	286,801.67
A-4	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,506,417.18	2,506,417.18
A-1A	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,954,505.48	1,954,505.48
A-M	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	807,981.44	807,981.44
A-J	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	495,576.03	495,576.03
B	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72,371.91	72,371.91
C	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	113,919.70	113,919.70
D	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83,130.93	83,130.93
E	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62,881.11	62,881.11
F	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105,153.83	105,153.83
G	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	117,031.70	117,031.70
H	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85,111.23	85,111.23
J	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	106,391.55	106,391.55
K	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95,751.39	95,751.39
L	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,922.75	37,922.75
M	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,922.75	37,922.75
N	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,927.21	37,927.21
P	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,440.94	28,440.94
Q	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,440.94	28,440.94
S	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,963.61	18,963.61
T	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	104,292.07	104,292.07
X-CP	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	403,320.39	403,320.39

(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-C3

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

ABN AMRO Acct: 723588.1
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		
X-CL	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89,704.48	89,704.48
FTH-1	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,684.19	15,684.19
FTH-2	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48,390.27	48,390.27
FTH-3	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,149.92	50,149.92
FTH-4	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,197.35	13,197.35
FTH-5	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42,671.42	42,671.42
NBT-1	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,366.75	2,366.75
NBT-2	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,017.12	13,017.12
NBT-3	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,100.24	7,100.24
NBT-4	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,366.75	2,366.75
NBT-5	11-May-2006	11-Jun-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,391.04	18,391.04
V	11-May-2006	11-Jun-2006	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	0.00	8,719,936.57	8,719,936.57

(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-C3

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

ABN AMRO Acct: 723588.1
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	40,000,000.00	39,186,468.49	381,853.46	0.00	0.00	0.00	0.00	0.00	0.00	38,804,615.03	3/17/2032	30.00%	30.02%
A-2	122,000,000.00	122,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	122,000,000.00	3/17/2032	30.00%	30.02%
A-3	18,000,000.00	18,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,000,000.00	3/17/2032	30.00%	30.02%
A-AB	61,000,000.00	61,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61,000,000.00	3/17/2032	30.00%	30.02%
A-4	531,302,000.00	531,302,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	531,302,000.00	3/17/2039	30.00%	30.02%
A-1A	415,903,000.00	415,778,509.69	58,159.76	0.00	0.00	0.00	0.00	0.00	0.00	415,720,349.93	3/17/2039	30.00%	30.02%
A-M	169,744,000.00	169,744,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	169,744,000.00	3/17/2039	20.00%	20.02%
A-J	103,967,000.00	103,967,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	103,967,000.00	3/17/2039	13.88%	13.89%
B	14,853,000.00	14,853,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,853,000.00	3/17/2039	13.00%	13.01%
C	23,340,000.00	23,340,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,340,000.00	3/17/2039	11.63%	11.63%
D	16,974,000.00	16,974,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,974,000.00	3/17/2039	10.63%	10.63%
E	12,731,000.00	12,731,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,731,000.00	3/17/2039	9.88%	9.88%
F	21,218,000.00	21,218,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,218,000.00	3/17/2039	8.63%	8.63%
G	23,340,000.00	23,340,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,340,000.00	3/17/2039	7.25%	7.26%
H	16,974,000.00	16,974,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,974,000.00	3/17/2039	6.25%	6.26%
J	21,218,000.00	21,218,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,218,000.00	3/17/2039	5.00%	5.00%
K	19,096,000.00	19,096,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,096,000.00	3/17/2039	3.88%	3.88%
L	8,487,000.00	8,487,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,487,000.00	3/17/2039	3.38%	3.38%
M	8,487,000.00	8,487,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,487,000.00	3/17/2039	2.88%	2.88%
N	8,488,000.00	8,488,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,488,000.00	3/17/2039	2.38%	2.38%
P	6,365,000.00	6,365,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,365,000.00	3/17/2039	2.00%	2.00%
Q	6,365,000.00	6,365,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,365,000.00	3/17/2039	1.63%	1.63%
S	4,244,000.00	4,244,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,244,000.00	3/17/2039	1.38%	1.38%
T	23,340,261.00	23,340,261.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,340,261.00	3/17/2039	0.00%	0.00%

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C3

Statement Date: 16-Jun-06
 Payment Date: 16-Jun-06
 Prior Payment: 17-May-06
 Next Payment: 17-Jul-06
 Record Date: 31-May-06

ABN AMRO Acct: 723588.1
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	1,535,224,000.00	1,535,224,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,535,224,000.00	3/17/2039	NA	NA
X-CL	1,697,436,261.00	1,696,498,239.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,696,058,225.96	3/17/2039	NA	NA
FTH-1	3,565,305.00	3,565,305.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,565,305.00	3/15/2041	NA	NA
FTH-2	11,000,000.00	11,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,000,000.00	3/15/2041	NA	NA
FTH-3	11,400,000.00	11,400,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,400,000.00	3/15/2041	NA	NA
FTH-4	3,000,000.00	3,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000,000.00	3/15/2041	NA	NA
FTH-5	9,700,000.00	9,700,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,700,000.00	3/15/2041	NA	NA
NBT-1	485,318.00	485,318.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	485,318.00	3/17/2044	NA	NA
NBT-2	2,669,248.00	2,669,248.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,669,248.00	3/17/2044	NA	NA
NBT-3	1,455,953.00	1,455,953.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,455,953.00	3/17/2044	NA	NA
NBT-4	485,318.00	485,318.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	485,318.00	3/17/2044	NA	NA
NBT-5	3,771,206.00	3,771,206.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,771,206.00	3/17/2044	NA	NA
V	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3/17/2039	NA	NA
	1,744,968,609.00	1,744,030,587.18	440,013.22	0.00	0.00	0.00	0.00	0.00	0.00	1,743,590,573.96			

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C3**

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

ABN AMRO Acct: 723588.1

Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
A-1	52108MFN8	NR	Aaa	AAA			
A-2	52108MFP3	NR	Aaa	AAA			
A-3	52108MFQ1	NR	Aaa	AAA			
A-AB	52108MFR9	NR	Aaa	AAA			
A-4	52108MFS7	NR	Aaa	AAA			
A-1A	52108MFT5	NR	Aaa	AAA			
A-M	52108MFU2	NR	Aaa	AAA			
A-J	52108MFV0	NR	Aaa	AAA			
B	52108MFW8	NR	Aa1	AA+			
C	52108MFX6	NR	Aa2	AA			
D	52108MFY4	NR	Aa3	AA-			
E	52108MFZ1	NR	A1	A+			
F	52108MGA5	NR	A2	A			
G	52108MGC1	NR	A3	A-			
H	52108MGD9	NR	Baa1	BBB+			
J	52108MGE7	NR	Baa2	BBB			
K	52108MGF4	NR	Baa3	BBB-			
L	52108MGG2	NR	Ba1	BB+			
M	52108MGH0	NR	Ba2	BB			
N	52108MGJ6	NR	Ba3	BB-			
P	52108MGK3	NR	NR	B+			
Q	52108MGL1	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-C3**

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

ABN AMRO Acct: 723588.1

Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
S	52108MGM9	NR	NR	B-			
T	52108MGN7	NR	NR	NR			
X-CP	52108MGB3	NR	Aaa	AAA			
X-CL	52108MGP2	NR	Aaa	AAA			
FTH-1	52108MGQ0	NR	Baa2	NR			
FTH-2	52108MGR8	NR	Ba2	NR			
FTH-3	52108MGS6	NR	B2	NR			
FTH-4	52108MGT4	NR	B3	NR			
FTH-5	52108MGU1	NR	NR	NR			
NBT-1	52108MGV9	NR	NR	BBB			
NBT-2	52108MGW7	NR	NR	BB			
NBT-3	52108MGX5	NR	NR	B			
NBT-4	52108MGY3	NR	NR	B-			
NBT-5	52108MGZ0	NR	NR	NR			
V	9ABS24675	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.

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C3**

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

**ABN AMRO Acct: 723588.1
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
6/16/2006	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%
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%

(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-C3**

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

**ABN AMRO Acct: 723588.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Pooled Group 1 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
6/16/2006	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%
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%

(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-C3

Statement Date: 16-Jun-06
 Payment Date: 16-Jun-06
 Prior Payment: 17-May-06
 Next Payment: 17-Jul-06
 Record Date: 31-May-06

ABN AMRO Acct: 723588.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Pooled Group 2 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
6/16/2006	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%
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%

(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-C3**

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

**ABN AMRO Acct: 723588.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Non-Pooled FTH 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
6/16/2006	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%
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%

(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-C3**

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

**ABN AMRO Acct: 723588.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Non-Pooled NBT 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
6/16/2006	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%
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%

(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-C3**

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

ABN AMRO Acct: 723588.1

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
37	11-May-06	57,589.33	57,589.33	0.00	B				
41	11-May-06	54,119.36	54,119.36	0.00	B				
46	11-May-06	42,068.33	42,068.33	0.00	B				
70	11-May-06	37,610.59	37,610.59	0.00	B				
74	1-May-06	33,807.55	33,807.55	0.00	B				
75	11-May-06	33,701.55	33,701.55	0.00	B				
77	11-May-06	25,709.72	25,709.72	0.00	B				
80	11-May-06	30,401.91	30,401.91	0.00	B				
85	11-May-06	25,730.44	25,730.44	0.00	B				
87	11-May-06	20,719.59	20,719.59	0.00	B				
96	11-May-06	20,156.99	20,156.99	0.00	B				
106	11-May-06	14,528.91	14,528.91	0.00	B				
Total		396,144.27	396,144.27						
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
Series 2006-C3***

Statement Date: 16-Jun-06
 Payment Date: 16-Jun-06
 Prior Payment: 17-May-06
 Next Payment: 17-Jul-06
 Record Date: 31-May-06

ABN AMRO Acct: 723588.1

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
16-Jun-06	125	1,743,590,574	0	0	0	0	0	0	0	0	0	0	122	212	6.02%	6.00%
	101.63%	102.72%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-May-06	125	1,744,030,587	0	0	0	0	0	0	0	0	0	0	123	213	5.83%	5.81%
	101.63%	102.74%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Apr-06	125	1,744,548,682	0	0	0	0	0	0	0	0	0	0	124	214	6.02%	6.00%
	101.63%	102.78%	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-C3**

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

**ABN AMRO Acct: 723588.1
Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Pooled Group 1 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
16-Jun-06	91	1,280,337,461	0	0	0	0	0	0	0	0	0	0	129	225	6.04%	6.02%
	73.98%	75.43%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-May-06	91	1,280,719,314	0	0	0	0	0	0	0	0	0	0	130	226	5.85%	5.83%
	73.98%	75.45%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Apr-06	91	1,281,170,471	0	0	0	0	0	0	0	0	0	0	131	227	6.04%	6.02%
	73.98%	75.48%	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-C3***

Statement Date: 16-Jun-06
 Payment Date: 16-Jun-06
 Prior Payment: 17-May-06
 Next Payment: 17-Jul-06
 Record Date: 31-May-06

***ABN AMRO Acct: 723588.1
Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Pooled Group 2 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
16-Jun-06	32	415,720,765	0	0	0	0	0	0	0	0	0	0	99	156	6.03%	6.01%
	26.02%	24.49%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-May-06	32	415,778,925	0	0	0	0	0	0	0	0	0	0	100	157	5.83%	5.81%
	26.02%	24.49%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Apr-06	32	415,845,863	0	0	0	0	0	0	0	0	0	0	101	157	6.03%	6.01%
	26.02%	24.50%	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-C3***

Statement Date: 16-Jun-06
 Payment Date: 16-Jun-06
 Prior Payment: 17-May-06
 Next Payment: 17-Jul-06
 Record Date: 31-May-06

ABN AMRO Acct: 723588.1

***Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Non-Pooled FTH 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
16-Jun-06	1	38,665,305	0	0	0	0	0	0	0	0	0	0	108	357	5.30%	5.28%
	0.81%	2.28%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-May-06	1	38,665,305	0	0	0	0	0	0	0	0	0	0	109	358	5.13%	5.11%
	0.81%	2.28%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Apr-06	1	38,665,305	0	0	0	0	0	0	0	0	0	0	110	359	5.30%	5.28%
	0.81%	2.28%	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-C3***

Statement Date: 16-Jun-06
 Payment Date: 16-Jun-06
 Prior Payment: 17-May-06
 Next Payment: 17-Jul-06
 Record Date: 31-May-06

ABN AMRO Acct: 723588.1

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

Non-Pooled NBT 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
16-Jun-06	1	8,867,043	0	0	0	0	0	0	0	0	0	0	115	357	5.87%	5.85%
	0.81%	0.52%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-May-06	1	8,867,043	0	0	0	0	0	0	0	0	0	0	116	358	5.68%	5.66%
	0.81%	0.52%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Apr-06	1	8,867,043	0	0	0	0	0	0	0	0	0	0	117	359	5.87%	5.85%
	0.81%	0.52%	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-C3

Statement Date: 16-Jun-06
 Payment Date: 16-Jun-06
 Prior Payment: 17-May-06
 Next Payment: 17-Jul-06
 Record Date: 31-May-06

ABN AMRO Acct: 723588.1
Mortgage Loan Characteristics

Distribution of Principal Balances

Current Scheduled Balance	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0 to 2,000,000	12	17,132,759	0.98%	113	5.89%	0.00
2,000,000 to 4,000,000	25	73,848,752	4.24%	110	5.89%	0.00
4,000,000 to 6,000,000	17	87,000,367	4.99%	115	5.70%	0.00
6,000,000 to 8,000,000	17	115,914,788	6.65%	116	5.76%	0.00
8,000,000 to 10,000,000	18	161,089,846	9.24%	105	5.79%	0.00
10,000,000 to 15,000,000	10	121,954,735	6.99%	100	5.72%	0.00
15,000,000 to 20,000,000	6	105,363,000	6.04%	106	5.75%	0.00
20,000,000 to 25,000,000	2	43,702,225	2.51%	116	5.88%	0.00
25,000,000 to 50,000,000	9	292,513,492	16.78%	116	5.89%	0.00
50,000,000 to 75,000,000	5	283,034,695	16.23%	101	5.72%	0.00
75,000,000 to 100,000,000	2	190,500,000	10.93%	86	5.59%	0.00
100,000,000 to 125,000,000	1	105,641,916	6.06%	357	6.90%	0.00
125,000,000 & Above	1	145,894,000	8.37%	115	5.71%	0.00
125 1,743,590,574 100.00%						

Average Schedule Balance 13,948,725
 Maximum Schedule Balance 145,894,000
 Minimum Schedule Balance 945,072

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	0	0	0.00%	0	0.00%	0.00
61 to 120	0	0	0.00%	0	0.00%	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
0 0 0.00%						

Distribution of Mortgage Interest Rates

Current Mortgage Interest Rate	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
4.751% to 5.000%	0	0	0.00%	0	0.00%	0.00
5.001% to 5.250%	3	50,470,681	2.89%	109	5.15%	0.00
5.251% to 5.500%	10	79,307,155	4.55%	74	5.48%	0.00
5.501% to 5.750%	53	952,640,024	54.64%	105	5.66%	0.00
5.751% to 6.000%	39	327,671,469	18.79%	114	5.86%	0.00
6.001% to 6.250%	13	137,229,676	7.87%	113	6.13%	0.00
6.251% to 6.500%	3	77,898,713	4.47%	117	6.39%	0.00
6.501% to 6.750%	1	1,114,028	0.06%	116	6.57%	0.00
6.751% to 7.000%	3	117,258,829	6.73%	333	6.90%	0.00
7.001% & Above	0	0	0.00%	0	0.00%	0.00
125 1,743,590,574 100.00%						

Minimum Mortgage Interest Rate 5.129%
 Maximum Mortgage Interest Rate 6.920%

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	11	235,111,327	13.48%	55	5.61%	0.00
61 to 120	112	1,394,191,332	79.96%	115	5.78%	0.00
121 to 180	1	8,646,000	0.50%	167	5.88%	0.00
181 to 240	0	0	0.00%	0	0.00%	0.00
241 & Above	1	105,641,916	6.06%	357	6.90%	0.00
125 1,743,590,574 100.00%						

Minimum Remaining Term 54
 Maximum Remaining Term 357

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C3

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

ABN AMRO Acct: 723588.1
Mortgage Loan Characteristics

Distribution of Property Types

Property Types	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Office	29	750,140,836	43.02%	141	5.84%	0.00
Multifamily	31	419,594,957	24.06%	99	5.82%	0.00
Retail	24	216,795,221	12.43%	114	5.75%	0.00
Lodging	13	203,139,955	11.65%	113	5.78%	0.00
Industrial	15	72,111,112	4.14%	106	5.94%	0.00
Mixed Use	2	40,915,187	2.35%	116	6.17%	0.00
Self Storage	9	36,517,499	2.09%	116	5.80%	0.00
Mobile Home Park	2	4,375,809	0.25%	104	6.09%	0.00
	125	1,743,590,574	100.00%			

Distribution of Loan Seasoning

Number of Months	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
0 to 12	124	1,734,944,574	99.50%	121	5.83%	0.00
13 to 24	1	8,646,000	0.50%	167	5.88%	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
	125	1,743,590,574	100.00%			

Distribution of Amortization Type

Amortization Type	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Amortizing Balloon	67	370,418,658	21.24%	114	5.87%	0.00
ARD	1	105,641,916	6.06%	357	6.90%	0.00
IO Maturity Balloon	25	681,426,000	39.08%	97	5.74%	0.00
IO/Amortizing/Balloon	32	586,104,000	33.61%	113	5.71%	0.00
	125	1,743,590,574	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	5	52,700,000	3.02%	54	5.48%	0.00
2011	6	182,411,327	10.46%	56	5.64%	0.00
2012	0	0	0.00%	0	0.00%	0.00
2013	2	15,490,029	0.89%	79	5.92%	0.00
2014	0	0	0.00%	0	0.00%	0.00
2015	19	204,446,464	11.73%	110	5.55%	0.00
2016	91	1,174,254,838	67.35%	116	5.82%	0.00
2017 & Greater	2	114,287,916	6.55%	343	6.82%	0.00
	125	1,743,590,574	100.00%			

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C3**

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

ABN AMRO Acct: 723588.1

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	LUBS6C3A	Office	11-Jan-16	0.00		NY	145,894,000	5.71%	716,725			
2	LUBS6C3A	Office	1-Mar-36	0.00		DC	105,641,916	6.90%	698,116			
3	LUBS6C3A	Office	11-Feb-11	0.00		IL	95,500,000	5.53%	454,355			
4	LUBS6C3A	Retail	11-Feb-16	0.00		MD	95,000,000	5.67%	463,428			
5	LUBS6C3B	Multifamily	11-Jan-11	0.00		GA	60,000,000	5.71%	295,017			
6	LUBS6C3A	Lodging	11-Jan-16	0.00		FL	59,000,000	5.68%	288,576			
7	LUBS6C3A	Office	11-Jun-15	0.00		NY	56,334,695	5.70%	276,704			
8	LUBS6C3A	Lodging	11-Jan-16	0.00		NY	55,000,000	5.79%	274,221			
9	LUBS6C3A	Office	11-Mar-16	0.00		OH	52,700,000	5.71%	259,123			
10	LUBS6C3A	Office	11-Feb-16	0.00		CA	40,000,000	5.58%	192,200			
11	LUBS6C3B	Multifamily	11-Apr-16	0.00		NY	37,250,000	6.49%	208,176			
12	LUBS6C3A	Mixed Use	11-Mar-16	0.00		FL	33,915,187	6.28%	210,008			
13	LUBS6C3A	Office	11-Feb-16	0.00		FL	33,000,000	5.72%	162,543			
14	LUBS6C3B	Multifamily	11-Mar-16	0.00		MI	31,500,000	5.80%	157,325			
15	LUBS6C3B	Multifamily	11-Mar-16	0.00		AZ	26,700,000	5.99%	137,720			
16	LUBS6C3B	Multifamily	11-Feb-16	0.00		NY	25,883,000	6.25%	139,301			
17	LUBS6C3A	Office	11-Mar-16	0.00		FL	25,600,000	6.01%	132,487			
18	LUBS6C3B	Multifamily	11-Apr-16	0.00		CA	23,350,000	6.07%	122,049			
19	LUBS6C3A	Lodging	11-Nov-15	0.00		TN	20,352,225	5.67%	118,593			
20	LUBS6C3A	Office	11-Jan-16	0.00		VA	18,500,000	5.80%	92,397			
21	LUBS6C3B	Multifamily	11-Jan-16	0.00		TX	18,200,000	5.58%	87,451			
22	LUBS6C3B	Multifamily	11-Jan-16	0.00		TN	18,000,000	5.73%	88,815			
23	LUBS6C3B	Multifamily	11-Feb-16	0.00		NY	17,840,000	6.14%	94,324			
* 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-C3**

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

ABN AMRO Acct: 723588.1

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	LUBS6C3A	Office	11-Feb-16	0.00		VA	16,983,000	5.77%	84,382			
25	LUBS6C3B	Multifamily	11-Dec-10	0.00		TX	15,840,000	5.48%	74,747			
26	LUBS6C3B	Multifamily	11-Feb-16	0.00		TX	14,689,173	5.86%	87,110			
27	LUBS6C3A	Lodging	11-Jan-13	0.00		FL	14,100,000	5.91%	71,757			
28	LUBS6C3B	Multifamily	11-Jan-16	0.00		TX	13,600,000	5.58%	65,348			
29	LUBS6C3A	Office	11-Jan-16	0.00		TX	12,132,957	5.66%	59,135			
30	LUBS6C3A	Lodging	11-Mar-16	0.00		MN	11,951,284	5.94%	76,877			
31	LUBS6C3A	Industrial	11-Feb-11	0.00		NY	11,750,000	5.73%	57,976			
32	LUBS6C3A	Retail	11-Oct-15	0.00		MD	11,651,320	5.52%	66,863			
33	LUBS6C3A	Office	11-Apr-16	0.00		CA	11,000,000	5.92%	56,076			
34	LUBS6C3B	Multifamily	11-Jan-16	0.00		TX	10,700,000	5.56%	51,229			
35	LUBS6C3B	Multifamily	11-Dec-10	0.00		TX	10,380,000	5.48%	48,982			
36	LUBS6C3A	Industrial	11-Jan-16	0.00		MI	9,925,190	5.69%	62,549			
37	LUBS6C3A	Office	11-Nov-15	0.00		MI	9,731,762	5.84%	57,752			B
38	LUBS6C3A	Office	11-Feb-16	0.00		CA	9,750,000	5.61%	47,101			
39	LUBS6C3A	Office	11-Apr-16	0.00		NY	9,700,000	5.70%	47,611			
40	LUBS6C3A	Industrial	11-Apr-16	0.00		NJ	9,436,031	6.92%	62,364			
41	LUBS6C3A	Retail	11-Feb-16	0.00		TX	9,241,076	5.77%	54,274			B
42	LUBS6C3B	Multifamily	11-Dec-10	0.00		TX	9,100,000	5.48%	42,942			
43	LUBS6C3B	Multifamily	11-Dec-10	0.00		TX	8,800,000	5.48%	41,526			
44	LUBS6C3A	Retail	11-Feb-16	0.00		FL	8,750,000	5.73%	43,174			
45	LUBS6C3A	Retail	11-May-20	0.00		PA	8,646,000	5.88%	43,778			
46	LUBS6C3B	Multifamily	11-Jan-16	0.00		TX	8,600,000	5.70%	42,212			B
* 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-C3**

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
Prior Payment: 17-May-06
Next Payment: 17-Jul-06
Record Date: 31-May-06

ABN AMRO Acct: 723588.1

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)
47	LUBS6C3B	Multifamily	11-Dec-10	0.00		TX	8,580,000	5.48%	40,488			
48	LUBS6C3A	Industrial	11-Feb-16	0.00		TN	8,485,751	5.78%	52,060			
49	LUBS6C3A	Lodging	11-Feb-16	0.00		TN	8,449,925	5.92%	54,351			
50	LUBS6C3A	Retail	11-Mar-11	0.00		CA	8,400,000	6.14%	44,413			
51	LUBS6C3A	Retail	11-Mar-16	0.00		TN	8,377,068	5.90%	49,823			
52	LUBS6C3A	Multifamily	11-Aug-15	0.00		OR	8,250,000	5.47%	38,860			
53	LUBS6C3A	Office	11-Apr-16	0.00		NY	8,000,000	5.48%	37,751			
54	LUBS6C3A	Lodging	11-Mar-16	0.00		NJ	7,468,894	5.82%	47,501			
55	LUBS6C3A	Self Storage	11-Apr-16	0.00		HI	7,303,763	6.05%	44,105			
56	LUBS6C3A	Self Storage	11-Jan-16	0.00		CT	7,115,028	5.97%	42,730			
57	LUBS6C3A	Office	11-Mar-16	0.00		NY	6,979,894	5.68%	40,539			
58	LUBS6C3A	Mixed Use	11-Dec-15	0.00		FL	7,000,000	5.65%	34,057			
59	LUBS6C3A	Industrial	11-Feb-16	0.00		GA	6,920,000	6.03%	35,932			
60	LUBS6C3A	Office	11-Jan-16	0.00		KS	6,900,000	5.69%	33,808			
61	LUBS6C3A	Office	11-Mar-16	0.00		FL	6,733,526	6.37%	42,089			
62	LUBS6C3A	Lodging	11-Jan-16	0.00		TX	6,709,550	5.61%	38,764			
63	LUBS6C3A	Retail	11-Jan-16	0.00		CA	6,665,410	5.70%	38,887			
64	LUBS6C3B	Multifamily	11-Mar-16	0.00		CT	6,631,203	5.75%	38,808			
65	LUBS6C3B	Multifamily	11-Nov-15	0.00		TX	6,640,000	5.79%	33,106			
66	LUBS6C3A	Retail	11-Feb-16	0.00		FL	6,471,958	5.62%	37,397			
67	LUBS6C3A	Retail	11-Jan-16	0.00		AZ	6,143,120	5.70%	35,840			
68	LUBS6C3B	Multifamily	11-Aug-15	0.00		TX	6,139,064	5.25%	34,281			
69	LUBS6C3A	Retail	11-Jan-16	0.00		AZ	6,093,378	5.70%	35,550			
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**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C3**

Statement Date: 16-Jun-06
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ABN AMRO Acct: 723588.1

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)
70	LUBS6C3A	Lodging	11-Feb-16	0.00		GA	5,963,675	5.74%	37,710			B
71	LUBS6C3A	Industrial	11-Feb-16	0.00		TX	5,900,000	5.65%	28,705			
72	LUBS6C3A	Office	11-Mar-16	0.00		CA	5,783,034	5.60%	33,297			
73	LUBS6C3A	Office	11-Nov-15	0.00		TN	5,700,000	5.60%	27,487			
74	LUBS6C3B	Multifamily	1-Sep-15	0.00		TX	5,666,312	5.17%	34,186			B
75	LUBS6C3A	Retail	11-Feb-16	0.00		WA	5,478,857	6.23%	33,793			B
76	LUBS6C3B	Multifamily	11-Nov-15	0.00		TX	5,360,439	5.59%	30,966			
77	LUBS6C3B	Multifamily	11-Jan-16	0.00		TX	5,350,000	5.60%	25,799			B
78	LUBS6C3A	Industrial	11-Feb-16	0.00		NV	4,979,805	5.97%	29,881			
79	LUBS6C3A	Lodging	11-Jan-16	0.00		NY	4,866,366	6.23%	32,263			
80	LUBS6C3A	Lodging	11-Feb-16	0.00		GA	4,820,638	5.74%	30,482			B
81	LUBS6C3A	Office	11-Dec-15	0.00		CA	4,763,698	5.84%	28,239			
82	LUBS6C3A	Office	11-Feb-16	0.00		KS	4,600,000	5.57%	22,063			
83	LUBS6C3A	Self Storage	11-Nov-15	0.00		PA	4,550,015	5.43%	28,056			
84	LUBS6C3A	Self Storage	11-Mar-16	0.00		PA	4,537,050	5.72%	26,466			
85	LUBS6C3B	Multifamily	11-Feb-16	0.00		MI	4,480,477	5.59%	25,805			B
86	LUBS6C3A	Office	11-Feb-16	0.00		SD	4,200,000	5.70%	20,615			
87	LUBS6C3A	Retail	11-Mar-16	0.00		TX	3,868,000	6.24%	20,784			B
88	LUBS6C3A	Retail	11-Mar-16	0.00		VA	3,740,487	6.21%	22,992			
89	LUBS6C3A	Retail	11-Mar-16	0.00		IN	3,750,000	5.94%	19,181			
90	LUBS6C3A	Retail	11-Nov-15	0.00		NC	3,731,000	5.50%	17,670			
91	LUBS6C3A	Self Storage	11-Mar-16	0.00		TX	3,589,754	5.72%	20,940			
92	LUBS6C3A	Self Storage	11-Mar-16	0.00		PA	3,539,896	5.72%	20,649			
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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												

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C3**

Statement Date: 16-Jun-06
Payment Date: 16-Jun-06
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Next Payment: 17-Jul-06
Record Date: 31-May-06

ABN AMRO Acct: 723588.1

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	LUBS6C3A	Retail	11-Feb-11	0.00		GA	3,395,348	5.97%	21,230			B
94	LUBS6C3A	Retail	11-Jan-16	0.00		TX	3,382,447	5.70%	19,734			
95	LUBS6C3B	Multifamily	11-Nov-15	0.00		OH	3,377,092	6.00%	20,385			
96	LUBS6C3A	Office	11-Mar-11	0.00		IN	3,365,978	5.99%	20,213			
97	LUBS6C3B	Multifamily	11-Jan-16	0.00		ND	3,276,460	5.99%	21,242			
98	LUBS6C3A	Retail	11-Jan-16	0.00		CO	3,100,000	5.96%	15,910			
99	LUBS6C3A	Retail	11-Mar-16	0.00		GA	2,991,695	5.84%	17,679			
100	LUBS6C3B	Mobile Home Park	11-Jan-16	0.00		MN	2,985,779	6.13%	18,228			
101	LUBS6C3A	Industrial	11-Feb-16	0.00		NJ	2,882,390	5.72%	18,192			
102	LUBS6C3A	Industrial	11-Jan-16	0.00		TX	2,710,904	5.69%	15,799			
103	LUBS6C3A	Self Storage	11-Mar-16	0.00		PA	2,492,885	5.72%	14,542			B
104	LUBS6C3A	Self Storage	11-Mar-16	0.00		PA	2,393,169	5.72%	13,960			
105	LUBS6C3A	Industrial	11-Feb-16	0.00		PA	2,387,550	5.78%	14,648			
106	LUBS6C3A	Lodging	11-Nov-15	0.00		TX	2,276,515	5.82%	14,567			
107	LUBS6C3A	Industrial	11-Feb-16	0.00		TX	2,188,587	5.78%	13,427			
108	LUBS6C3A	Lodging	11-Nov-15	0.00		NY	2,180,882	6.80%	15,270			
109	LUBS6C3A	Retail	11-Feb-16	0.00		AL	2,140,794	5.66%	12,424			
110	LUBS6C3A	Retail	11-Jul-15	0.00		TX	2,076,140	5.50%	11,931			
111	LUBS6C3B	Multifamily	11-Feb-16	0.00		NY	2,025,000	5.98%	10,428			
112	LUBS6C3A	Office	11-Feb-16	0.00		MN	2,000,000	5.69%	9,799			
113	LUBS6C3A	Retail	11-Jan-16	0.00		NC	1,890,594	5.91%	11,282			
114	LUBS6C3A	Retail	11-Jan-16	0.00		MA	1,810,529	5.66%	10,517			
115	LUBS6C3B	Multifamily	11-Mar-16	0.00		PA	1,695,391	5.93%	10,116			
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(1) Legend:	A. In Grace Period		1. Delinquent 1 month		3. Delinquent 3+ months			5. Non Performing Matured Ballon			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-C3**

Statement Date: 16-Jun-06
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Record Date: 31-May-06

ABN AMRO Acct: 723588.1

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	LUBS6C3B	Multifamily	11-Jan-16	0.00		MN	1,691,345	5.77%	9,942			
117	LUBS6C3A	Industrial	11-Feb-16	0.00		FL	1,611,596	5.78%	9,887			
118	LUBS6C3B	Mobile Home Park	11-Jan-13	0.00		NE	1,390,029	6.00%	9,020			
119	LUBS6C3A	Office	11-Feb-16	0.00		FL	1,114,028	6.57%	7,611			
120	LUBS6C3A	Industrial	11-Apr-16	0.00		IL	993,424	6.25%	8,574			
121	LUBS6C3A	Self Storage	11-Feb-16	0.00		NC	995,938	5.94%	5,957			
122	LUBS6C3A	Industrial	11-Feb-16	0.00		AL	994,813	5.78%	6,103			
123	LUBS6C3A	Industrial	11-Feb-16	0.00		AZ	945,072	5.78%	5,798			
124	LUBS6C3C	Office	11-Jun-15	0.00		NY	38,665,305	5.13%	170,773			
125	LUBS6C3D	Office	11-Jan-16	0.00		TX	8,867,043	5.68%	43,398			
							1,743,590,574		9,193,170	0		
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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						

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C3***

Statement Date: 16-Jun-06
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Record Date: 31-May-06

***ABN AMRO Acct: 723588.1
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

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**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C3**

Statement Date: 16-Jun-06
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**ABN AMRO Acct: 723588.1
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-C3***

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ABN AMRO Acct: 723588.1

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
Series 2006-C3***

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***ABN AMRO Acct: 723588.1
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
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***ABN AMRO Acct: 723588.1
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

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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
</										

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ABN AMRO Acct: 723588.1
Historical Collateral Level REO Report

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***ABN AMRO Acct: 723588.1
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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ABN AMRO Acct: 723588.1

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.