



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

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C4***

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

Administrator:

Kristen Packwood 312.904.4207
kristen.packwood@abnamro.com

***ABN AMRO Acct: 723836.1
Reporting Package Table of Contents***

Analyst:

Mark Joyner 714.259.6220
mark.joyner@abnamro.com

<div>Issue Id: Monthly Data File Name:</div> <div>LUBS06C4 LUBS06C4_200612_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 2-6 Page 7-11 Page 12 Page 13-15 Page 16-18 Page 19-21 Page 22-24 Page 25-29 Page 30 Page 31-35 Page 36 Page 37-39 Page 40-46 Page 47 Page 48 Page 49 Page 50 Page 51 Page 52 Page 53 Page 54 Page 55</div>	<div>Closing Date: First Payment Date: Rated Final Payment Date: Determination Date:</div> <div>29-Jun-2006 17-Jul-2006 17-Jun-2038 12-Dec-2006</div> <div>Trust Collection Period 11/14/2006 - 12/12/2006</div>
<div>Parties to The Transaction Depositor: Structured Asset Securities Corporation II Underwriter: Lehman Brothers Inc./UBS Securities LLC Master Servicer: Wachovia Bank, National Association Special Servicer: LNR Partners, Inc. Rating Agency: Standard & Poor's Rating Services/Moody's Investors Service, Inc.</div>		
<div>Information is available for this issue from the following sources LaSalle Web Site Servicer Web Site LaSalle Factor Line</div> <div>www.etrustee.net www.wachovia.com 800.246.5761</div>		

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C4

WAC: 5.938336%
WAMM: 104

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REMIC III
ABN AMRO Acct: 723836.1

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 52108RAA0	30,000,000.00	29,189,336.40 972.977880000	181,018.42 6.033947333	0.00 0.000000000	0.00 0.000000000	29,008,317.98 966.943932667	139,646.65 4.654888333	0.00 0.000000000	5.741000000% Fixed
A-2 52108RAB8	38,000,000.00	38,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	38,000,000.00 1000.000000000	185,820.00 4.890000000	0.00 0.000000000	5.868000000% 5.868000000%
A-3 52108RAC6	23,000,000.00	23,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	23,000,000.00 1000.000000000	112,880.59 4.907851739	0.00 0.000000000	5.889422082% 6.0874870975%
A-AB 52108RAD4	67,000,000.00	67,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	67,000,000.00 1000.000000000	327,988.57 4.895351791	0.00 0.000000000	5.874422082% 6.0724870975%
A-4 52108RAE2	815,337,000.00	815,337,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	815,337,000.00 1000.000000000	4,008,347.59 4.916185074	0.00 0.000000000	5.899422082% 6.0974870975%
A-1A 52108RDT6	414,294,000.00	413,842,375.12 998.909892781	101,019.24 0.243834668	0.00 0.000000000	0.00 0.000000000	413,741,355.88 998.666058113	2,022,455.30 4.881691021	0.00 0.000000000	5.864422082% 6.0624870975%
A-M 52108RAF9	198,233,000.00	198,233,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	198,233,000.00 1000.000000000	977,854.00 4.932851745	0.00 0.000000000	5.919422082% 6.1125571650%
A-J 52108RAG7	148,675,000.00	148,675,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	148,675,000.00 1000.000000000	733,391.73 4.932851724	0.00 0.000000000	5.919422082% 6.1125571650%
B 52108RAH5	17,345,000.00	17,345,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	17,345,000.00 1000.000000000	85,560.31 4.932851542	0.00 0.000000000	5.919422082% 6.1125571650%
C 52108RAJ1	24,779,000.00	24,779,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	24,779,000.00 1000.000000000	122,231.13 4.932851608	0.00 0.000000000	5.919422082% 6.1125571650%
D 52108RAK8	17,346,000.00	17,346,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	17,346,000.00 1000.000000000	85,565.25 4.932851954	0.00 0.000000000	5.919422082% 6.1125571650%
E 52108RAL6	14,867,000.00	14,867,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	14,867,000.00 1000.000000000	73,336.71 4.932851954	0.00 0.000000000	5.919422082% 6.1125571650%
F 52108RAM4	24,779,000.00	24,779,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	24,779,000.00 1000.000000000	122,231.13 4.932851608	0.00 0.000000000	5.919422082% 6.1125571650%
G 52108RAR3/US5139MAB7	19,824,000.00	19,824,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	19,824,000.00 1000.000000000	97,788.85 4.932851594	0.00 0.000000000	5.919422082% 6.1125571650%
H 52108RAT9/US5139MAC5	14,867,000.00	14,867,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	14,867,000.00 1000.000000000	73,336.71 4.932851954	0.00 0.000000000	5.919422082% 6.1125571650%
J 52108RAV4/US5139MAD3	27,257,000.00	27,257,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	27,257,000.00 1000.000000000	134,454.74 4.932851745	0.00 0.000000000	5.919422082% 6.1125571650%
K 52108RAX0/US5139MAE1	27,257,000.00	27,257,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	27,257,000.00 1000.000000000	134,454.74 4.932851745	0.00 0.000000000	5.919422082% 6.1125571650%

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 52108RAZ5/US5139MAF8	7,434,000.00	7,434,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	7,434,000.00 1000.000000000	34,983.17 4.705834006	0.00 0.000000000	5.6470000000% 5.6470000000%
M 52108RBB7/US5139MAG6	9,912,000.00	9,912,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	9,912,000.00 1000.000000000	46,644.22 4.705833333	0.00 0.000000000	5.6470000000% 5.6470000000%
N 52108RBD3/US5139MAH4	4,955,000.00	4,955,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	4,955,000.00 1000.000000000	23,317.40 4.705832492	0.00 0.000000000	5.6470000000% 5.6470000000%
P 52108RBF8/US5139MAJ0	7,434,000.00	7,434,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	7,434,000.00 1000.000000000	34,983.17 4.705834006	0.00 0.000000000	5.6470000000% 5.6470000000%
Q 52108RBH4/US5139MAK7	4,956,000.00	4,956,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	4,956,000.00 1000.000000000	23,322.11 4.705833333	0.00 0.000000000	5.6470000000% 5.6470000000%
S 52108RBK7/US5139MAL5	4,956,000.00	4,956,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	4,956,000.00 1000.000000000	23,322.11 4.705833333	0.00 0.000000000	5.6470000000% 5.6470000000%
T 52108RBM3/US5139MAM3	19,823,524.00	19,823,524.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	19,823,524.00 1000.000000000	93,286.20 4.705833332	0.00 0.000000000	5.6470000000% 5.6470000000%
X 52108RAP7/US5139MAA9	1,982,330,524.00	1,981,068,235.52 999.363230064	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,980,786,197.86 999.220954265	55,113.51 0.027802382	0.00 0.000000000	0.0333841186% N/A
HAF-1 52108RBP6/US5139MAN1	2,544,000.00	2,544,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	2,544,000.00 1000.000000000	12,318.13 4.842032233	0.00 0.000000000	5.8104375364% N/A
HAF-2 52108RBR2/US5139MAP6	4,887,000.00	4,887,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	4,887,000.00 1000.000000000	23,663.01 4.842031921	0.00 0.000000000	5.8104375364% N/A
HAF-3 52108RBT8/US5139MAQ4	5,865,000.00	5,865,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	5,865,000.00 1000.000000000	28,398.51 4.842030691	0.00 0.000000000	5.8104375364% N/A
HAF-4 52108RBV3/US5139MAR2	5,866,000.00	5,866,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	5,866,000.00 1000.000000000	28,403.36 4.842032049	0.00 0.000000000	5.8104375364% N/A
HAF-5 52108RBX9/US5139MAS0	9,775,000.00	9,775,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	9,775,000.00 1000.000000000	47,330.86 4.842031714	0.00 0.000000000	5.8104375364% N/A
HAF-6 52108RBZ4/US5139MAT8	9,776,000.00	9,776,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	9,776,000.00 1000.000000000	47,335.70 4.842031506	0.00 0.000000000	5.8104375364% N/A
HAF-7 52108RCB6/US5139MAU5	7,821,000.00	7,821,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	7,821,000.00 1000.000000000	37,869.53 4.842031710	0.00 0.000000000	5.8104375364% N/A
HAF-8 52108RCD2/US5139MAV3	7,818,000.00	7,818,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	7,818,000.00 1000.000000000	37,855.00 4.842031210	0.00 0.000000000	5.8104375364% N/A
HAF-9 52108RCF7/US5139MAW1	9,777,000.00	9,777,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	9,777,000.00 1000.000000000	47,340.54 4.842031298	0.00 0.000000000	5.8104375364% N/A

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ABN AMRO Acct: 723836.1

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CUSIP		Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Next Rate(3)
HAF-10 52108RCH3/US5139MAX9	7,821,000.00	7,821,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	7,821,000.00 1000.000000000	37,869.53 4.842031710	0.00 0.000000000	5.8104375364% N/A
HAF-11 52108RCK6/US5139MAY7	14,345,000.00	14,345,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	14,345,000.00 1000.000000000	69,458.94 4.842031370	0.00 0.000000000	5.8104375364% N/A
SBC-1 52108RCM2/US5139MAZ4	487,466.00	487,466.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	487,466.00 1000.000000000	2,389.27 4.901408508	0.00 0.000000000	5.8817000000% N/A
SBC-2 52108RCP5/US5139MBA8	359,036.00	359,036.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	359,036.00 1000.000000000	1,759.79 4.901430497	0.00 0.000000000	5.8817000000% N/A
SBC-3 52108RCR1/US5139MBB6	359,036.00	359,036.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	359,036.00 1000.000000000	1,759.79 4.901430497	0.00 0.000000000	5.8817000000% N/A
SBC-4 52108RCT7/US5139MBC4	359,036.00	359,036.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	359,036.00 1000.000000000	1,759.79 4.901430497	0.00 0.000000000	5.8817000000% N/A
SBC-5 52108RCV2/US5139MBD2	359,036.00	359,036.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	359,036.00 1000.000000000	1,759.79 4.901430497	0.00 0.000000000	5.8817000000% N/A
SBC-6 52108RCX8/US5139MBE0	359,036.00	359,036.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	359,036.00 1000.000000000	1,759.79 4.901430497	0.00 0.000000000	5.8817000000% N/A
SBC-7 52108RCZ3/US5139MBF7	359,036.00	359,036.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	359,036.00 1000.000000000	1,759.79 4.901430497	0.00 0.000000000	5.8817000000% N/A
SBC-8 52108RDB5/US5139MBG5	538,554.00	538,554.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	538,554.00 1000.000000000	2,639.68 4.901421213	0.00 0.000000000	5.8817000000% N/A
SBC-9 52108RDD1/US5139MBH3	1,346,385.00	1,346,385.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,346,385.00 1000.000000000	6,599.19 4.901413786	0.00 0.000000000	5.8817000000% N/A
SBC-10 52108RDF6/US5139MBJ9	1,346,385.00	1,346,385.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,346,385.00 1000.000000000	6,599.19 4.901413786	0.00 0.000000000	5.8817000000% N/A
SBC-11 52108RDH2/US5139MBK6	538,554.00	538,554.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	538,554.00 1000.000000000	2,639.68 4.901421213	0.00 0.000000000	5.8817000000% N/A
SBC-12 52108RDK5/US5139MBL4	538,554.00	538,554.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	538,554.00 1000.000000000	2,639.68 4.901421213	0.00 0.000000000	5.8817000000% N/A
SBC-13 52108RDM1/US5139MBM2	538,554.00	538,554.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	538,554.00 1000.000000000	2,639.68 4.901421213	0.00 0.000000000	5.8817000000% N/A
SBC-14 52108RDP4/US5139MBN0	538,554.00	538,554.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	538,554.00 1000.000000000	2,639.68 4.901421213	0.00 0.000000000	5.8817000000% N/A
SBC-15 52108RDR0/US5139MBP5	5,692,778.00	5,692,778.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	5,692,778.00 1000.000000000	27,902.68 4.901417199	0.00 0.000000000	5.8817000000% N/A

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13-Dec-2006 - 15:01 (4146-4238,4534) © 2006 LaSalle Bank N.A.



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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)
R-I 9ABS42354	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 9ABS42362	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 9ABS42370	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	2,082,345,524.00	2,081,083,235.52	282,037.66	0.00	0.00	2,080,801,197.86	10,257,406.47	0.00	
Total P&I Payment							10,539,444.13		

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Grantor Trust
ABN AMRO Acct: 723836.1

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V 9ABS4534	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	0.0000000000%
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	9,268,854.02
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	1,025,739.54
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	10,294,593.56
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(35,452.92)
Less Fee Strips Paid by Servicer	0.00

Less Fees & Expenses Paid By/To Servicer	
Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Interest Due Serv on Advances	0.00
Non Recoverable Advances	0.00
Misc. Fees & Expenses	0.00
Total Unscheduled Fees & Expenses	0.00

Total Interest Due Trust	10,259,140.65
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(1,734.24)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(1,734.24)

Total Interest Due Certs	10,257,406.41
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	241,029.44
Advanced Scheduled Principal	41,008.22
Scheduled Principal	282,037.66
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	282,037.66

Remittance P&I Due Trust	10,541,178.31
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Remittance P&I Due Certs	10,539,444.07
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Pool Balance Summary		
	Balance	Count
Beginning Pool	2,081,083,235.69	149
Scheduled Principal	282,037.66	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	2,080,801,198.03	149

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	35,452.92
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	3,882.11
Total Servicing Fees	39,335.03

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	7,695.68	191,744.24
Plus Current Period	41,008.22	1,025,739.54
Less Recovered	(7,695.68)	(191,744.24)
Less Non Recovered	0.00	0.00
Ending Outstanding	41,008.22	1,025,739.54

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C4

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1

Cash Reconciliation Summary Pooled Group 1 Loans

Interest Summary	
Current Scheduled Interest	7,042,452.30
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	688,619.13
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	7,731,071.43
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(27,731.71)
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	7,703,339.72
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(1,306.02)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(1,306.02)

Total Interest Due Certs	7,702,033.70
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	153,595.55
Advanced Scheduled Principal	27,422.87
Scheduled Principal	181,018.42
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	181,018.42

Remittance P&I Due Trust	7,884,358.14
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Remittance P&I Due Certs	7,883,052.12
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Pool Balance Summary		
	Balance	Count
Beginning Pool	1,567,225,391.60	106
Scheduled Principal	181,018.42	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	1,567,044,373.18	106

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	27,731.71
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	2,413.96
Total Servicing Fees	30,145.67

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	3,593.30	115,768.41
Plus Current Period	27,422.87	688,619.13
Less Recovered	(3,593.30)	(115,768.41)
Less Non Recovered	0.00	0.00
Ending Outstanding	27,422.87	688,619.13

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C4

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1

Cash Reconciliation Summary Pooled Group 2 Loans

Interest Summary	
Current Scheduled Interest	1,807,048.47
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	269,861.54
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	2,076,910.01
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(6,282.96)
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	2,070,627.05
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(344.87)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(344.87)

Total Interest Due Certs	2,070,282.18
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	87,433.89
Advanced Scheduled Principal	13,585.35
Scheduled Principal	101,019.24
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	101,019.24

Remittance P&I Due Trust	2,171,646.29
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Remittance P&I Due Certs	2,171,301.42
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Pool Balance Summary		
	Balance	Count
Beginning Pool	413,842,844.09	39
Scheduled Principal	101,019.24	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	413,741,824.85	39

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	6,282.96
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	1,239.48
Total Servicing Fees	7,522.44

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	4,102.38	75,975.84
Plus Current Period	13,585.35	269,861.54
Less Recovered	(4,102.38)	(75,975.84)
Less Non Recovered	0.00	0.00
Ending Outstanding	13,585.35	269,861.54

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C4

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1

Cash Reconciliation Summary Non-Pooled HAF Trust Mortgage Loans

Interest Summary	
Current Scheduled Interest	419,353.25
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	419,353.25
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(1,438.25)
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	417,915.00
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(71.91)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(71.91)

Total Interest Due Certs	417,843.09
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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	417,915.00
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Remittance P&I Due Certs	417,843.09
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Pool Balance Summary		
	Balance	Count
Beginning Pool	86,295,000.00	3
Scheduled Principal	0.00	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	86,295,000.00	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	1,438.25
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	0.00
Total Servicing Fees	1,438.25

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-C4

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1

Cash Reconciliation Summary Non-Pooled SBC Trust Mortgage Loan

Interest Summary	
Current Scheduled Interest	0.00
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	67,258.87
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	67,258.87
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	0.00
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	67,258.87
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(11.43)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(11.43)

Total Interest Due Certs	67,247.44
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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	67,258.87
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Remittance P&I Due Certs	67,247.44
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Pool Balance Summary		
	Balance	Count
Beginning Pool	13,720,000.00	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	13,720,000.00	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	0.00
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	228.67
Total Servicing Fees	228.67

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	67,258.87
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
Ending Outstanding	0.00	67,258.87

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C4**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

**ABN AMRO Acct: 723836.1
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-C4

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1
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	29,189,336.40	5.741000%	139,646.65	0.00	0.00	139,646.65	139,646.65	0.00	0.00	30.00%	30.02%
A-2	30/360	30	38,000,000.00	5.868000%	185,820.00	0.00	0.00	185,820.00	185,820.00	0.00	0.00	30.00%	30.02%
A-3	30/360	30	23,000,000.00	5.889422%	112,880.59	0.00	0.00	112,880.59	112,880.59	0.00	0.00	30.00%	30.02%
A-AB	30/360	30	67,000,000.00	5.874422%	327,988.57	0.00	0.00	327,988.57	327,988.57	0.00	0.00	30.00%	30.02%
A-4	30/360	30	815,337,000.00	5.899422%	4,008,347.59	0.00	0.00	4,008,347.59	4,008,347.59	0.00	0.00	30.00%	30.02%
A-1A	30/360	30	413,842,375.12	5.864422%	2,022,455.30	0.00	0.00	2,022,455.30	2,022,455.30	0.00	0.00	30.00%	30.02%
A-M	30/360	30	198,233,000.00	5.919422%	977,854.00	0.00	0.00	977,854.00	977,854.00	0.00	0.00	20.00%	20.02%
A-J	30/360	30	148,675,000.00	5.919422%	733,391.73	0.00	0.00	733,391.73	733,391.73	0.00	0.00	12.50%	12.51%
B	30/360	30	17,345,000.00	5.919422%	85,560.31	0.00	0.00	85,560.31	85,560.31	0.00	0.00	11.63%	11.63%
C	30/360	30	24,779,000.00	5.919422%	122,231.13	0.00	0.00	122,231.13	122,231.13	0.00	0.00	10.38%	10.38%
D	30/360	30	17,346,000.00	5.919422%	85,565.25	0.00	0.00	85,565.25	85,565.25	0.00	0.00	9.50%	9.51%
E	30/360	30	14,867,000.00	5.919422%	73,336.71	0.00	0.00	73,336.71	73,336.71	0.00	0.00	8.75%	8.76%
F	30/360	30	24,779,000.00	5.919422%	122,231.13	0.00	0.00	122,231.13	122,231.13	0.00	0.00	7.50%	7.51%
G	30/360	30	19,824,000.00	5.919422%	97,788.85	0.00	0.00	97,788.85	97,788.85	0.00	0.00	6.50%	6.51%
H	30/360	30	14,867,000.00	5.919422%	73,336.71	0.00	0.00	73,336.71	73,336.71	0.00	0.00	5.75%	5.75%
J	30/360	30	27,257,000.00	5.919422%	134,454.74	0.00	0.00	134,454.74	134,454.74	0.00	0.00	4.38%	4.38%
K	30/360	30	27,257,000.00	5.919422%	134,454.74	0.00	0.00	134,454.74	134,454.74	0.00	0.00	3.00%	3.00%
L	30/360	30	7,434,000.00	5.647000%	34,983.17	0.00	0.00	34,983.17	34,983.17	0.00	0.00	2.63%	2.63%
M	30/360	30	9,912,000.00	5.647000%	46,644.22	0.00	0.00	46,644.22	46,644.22	0.00	0.00	2.13%	2.13%
N	30/360	30	4,955,000.00	5.647000%	23,317.40	0.00	0.00	23,317.40	23,317.40	0.00	0.00	1.88%	1.88%
P	30/360	30	7,434,000.00	5.647000%	34,983.17	0.00	0.00	34,983.17	34,983.17	0.00	0.00	1.50%	1.50%
Q	30/360	30	4,956,000.00	5.647000%	23,322.11	0.00	0.00	23,322.11	23,322.11	0.00	0.00	1.25%	1.25%
S	30/360	30	4,956,000.00	5.647000%	23,322.11	0.00	0.00	23,322.11	23,322.11	0.00	0.00	1.00%	1.00%
T	30/360	30	19,823,524.00	5.647000%	93,286.20	0.00	0.00	93,286.20	93,286.20	0.00	0.00	0.00%	0.00%
X	30/360		1,981,068,235.52	0.033384%	55,113.51	0.00	0.00	55,113.51	55,113.51	0.00	0.00	NA	NA

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

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C4

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1
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)
HAF-1	30/360	30	2,544,000.00	5.810438%	12,318.13	0.00	0.00	12,318.13	12,318.13	0.00	0.00	97.05%	97.05%
HAF-2	30/360	30	4,887,000.00	5.810438%	23,663.01	0.00	0.00	23,663.01	23,663.01	0.00	0.00	91.39%	91.39%
HAF-3	30/360	30	5,865,000.00	5.810438%	28,398.51	0.00	0.00	28,398.51	28,398.51	0.00	0.00	84.59%	84.59%
HAF-4	30/360	30	5,866,000.00	5.810438%	28,403.36	0.00	0.00	28,403.36	28,403.36	0.00	0.00	77.79%	77.79%
HAF-5	30/360	30	9,775,000.00	5.810438%	47,330.86	0.00	0.00	47,330.86	47,330.86	0.00	0.00	66.47%	66.47%
HAF-6	30/360	30	9,776,000.00	5.810438%	47,335.70	0.00	0.00	47,335.70	47,335.70	0.00	0.00	55.14%	55.14%
HAF-7	30/360	30	7,821,000.00	5.810438%	37,869.53	0.00	0.00	37,869.53	37,869.53	0.00	0.00	46.08%	46.08%
HAF-8	30/360	30	7,818,000.00	5.810438%	37,855.00	0.00	0.00	37,855.00	37,855.00	0.00	0.00	37.02%	37.02%
HAF-9	30/360	30	9,777,000.00	N/A	47,340.54	0.00	0.00	47,340.54	47,340.54	0.00	0.00	25.69%	25.69%
HAF-10	30/360	30	7,821,000.00	N/A	37,869.53	0.00	0.00	37,869.53	37,869.53	0.00	0.00	16.62%	16.62%
HAF-11	30/360	30	14,345,000.00	N/A	69,458.94	0.00	0.00	69,458.94	69,458.94	0.00	0.00	0.00%	0.00%
SBC-1	30/360	30	487,466.00	5.881700%	2,389.27	0.00	0.00	2,389.27	2,389.27	0.00	0.00	96.45%	96.45%
SBC-2	30/360	30	359,036.00	5.881700%	1,759.79	0.00	0.00	1,759.79	1,759.79	0.00	0.00	93.83%	93.83%
SBC-3	30/360	30	359,036.00	5.881700%	1,759.79	0.00	0.00	1,759.79	1,759.79	0.00	0.00	91.21%	91.21%
SBC-4	30/360	30	359,036.00	5.881700%	1,759.79	0.00	0.00	1,759.79	1,759.79	0.00	0.00	88.60%	88.60%
SBC-5	30/360	30	359,036.00	5.881700%	1,759.79	0.00	0.00	1,759.79	1,759.79	0.00	0.00	85.98%	85.98%
SBC-6	30/360	30	359,036.00	5.881700%	1,759.79	0.00	0.00	1,759.79	1,759.79	0.00	0.00	83.36%	83.36%
SBC-7	30/360	30	359,036.00	5.881700%	1,759.79	0.00	0.00	1,759.79	1,759.79	0.00	0.00	80.75%	80.75%
SBC-8	30/360	30	538,554.00	5.881700%	2,639.68	0.00	0.00	2,639.68	2,639.68	0.00	0.00	76.82%	76.82%
SBC-9	30/360	30	1,346,385.00	5.881700%	6,599.19	0.00	0.00	6,599.19	6,599.19	0.00	0.00	67.01%	67.01%
SBC-10	30/360	30	1,346,385.00	5.881700%	6,599.19	0.00	0.00	6,599.19	6,599.19	0.00	0.00	57.19%	57.19%
SBC-11	30/360	30	538,554.00	5.881700%	2,639.68	0.00	0.00	2,639.68	2,639.68	0.00	0.00	53.27%	53.27%
SBC-12	30/360	30	538,554.00	5.881700%	2,639.68	0.00	0.00	2,639.68	2,639.68	0.00	0.00	49.34%	49.34%
SBC-13	30/360	30	538,554.00	5.881700%	2,639.68	0.00	0.00	2,639.68	2,639.68	0.00	0.00	45.42%	45.42%
SBC-14	30/360	30	538,554.00	5.881700%	2,639.68	0.00	0.00	2,639.68	2,639.68	0.00	0.00	41.49%	41.49%

(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-C4

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1
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)
SBC-15	30/360	30	5,692,778.00	5.881700%	27,902.68	0.00	0.00	27,902.68	27,902.68	0.00	0.00	0.00%	0.00%
V	30/360		0.00	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
					10,257,406.47	0.00	0.00	10,257,406.47	10,257,406.47	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-C4

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1
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-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	139,646.65	139,646.65
A-2	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	185,820.00	185,820.00
A-3	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	112,880.59	112,880.59
A-AB	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	327,988.57	327,988.57
A-4	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,008,347.59	4,008,347.59
A-1A	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,022,455.30	2,022,455.30
A-M	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	977,854.00	977,854.00
A-J	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	733,391.73	733,391.73
B	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85,560.31	85,560.31
C	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	122,231.13	122,231.13
D	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85,565.25	85,565.25
E	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	73,336.71	73,336.71
F	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	122,231.13	122,231.13
G	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	97,788.85	97,788.85
H	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	73,336.71	73,336.71
J	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	134,454.74	134,454.74
K	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	134,454.74	134,454.74
L	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,983.17	34,983.17
M	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,644.22	46,644.22
N	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,317.40	23,317.40
P	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,983.17	34,983.17
Q	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,322.11	23,322.11
S	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,322.11	23,322.11
T	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	93,286.20	93,286.20
X	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55,113.51	55,113.51

(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-C4

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1
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		
HAF-1	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,318.13	12,318.13
HAF-2	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,663.01	23,663.01
HAF-3	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,398.51	28,398.51
HAF-4	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,403.36	28,403.36
HAF-5	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47,330.86	47,330.86
HAF-6	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47,335.70	47,335.70
HAF-7	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,869.53	37,869.53
HAF-8	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,855.00	37,855.00
HAF-9	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47,340.54	47,340.54
HAF-10	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,869.53	37,869.53
HAF-11	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69,458.94	69,458.94
SBC-1	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,389.27	2,389.27
SBC-2	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,759.79	1,759.79
SBC-3	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,759.79	1,759.79
SBC-4	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,759.79	1,759.79
SBC-5	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,759.79	1,759.79
SBC-6	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,759.79	1,759.79
SBC-7	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,759.79	1,759.79
SBC-8	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,639.68	2,639.68
SBC-9	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,599.19	6,599.19
SBC-10	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,599.19	6,599.19
SBC-11	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,639.68	2,639.68
SBC-12	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,639.68	2,639.68
SBC-13	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,639.68	2,639.68
SBC-14	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,639.68	2,639.68

(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-C4**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

**ABN AMRO Acct: 723836.1
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		
SBC-15	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,902.68	27,902.68
V	11-Nov-2006	11-Dec-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	10,257,406.47	10,257,406.47

(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-C4

Statement Date: 15-Dec-06
 Payment Date: 15-Dec-06
 Prior Payment: 17-Nov-06
 Next Payment: 18-Jan-07
 Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1
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	30,000,000.00	29,189,336.40	181,018.42	0.00	0.00	0.00	0.00	0.00	0.00	29,008,317.98	6/17/2038	30.00%	30.02%
A-2	38,000,000.00	38,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,000,000.00	6/17/2038	30.00%	30.02%
A-3	23,000,000.00	23,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,000,000.00	6/17/2038	30.00%	30.02%
A-AB	67,000,000.00	67,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67,000,000.00	6/17/2038	30.00%	30.02%
A-4	815,337,000.00	815,337,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	815,337,000.00	6/17/2038	30.00%	30.02%
A-1A	414,294,000.00	413,842,375.12	101,019.24	0.00	0.00	0.00	0.00	0.00	0.00	413,741,355.88	6/17/2038	30.00%	30.02%
A-M	198,233,000.00	198,233,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	198,233,000.00	6/17/2038	20.00%	20.02%
A-J	148,675,000.00	148,675,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	148,675,000.00	6/17/2038	12.50%	12.51%
B	17,345,000.00	17,345,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,345,000.00	6/17/2038	11.63%	11.63%
C	24,779,000.00	24,779,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,779,000.00	6/17/2038	10.38%	10.38%
D	17,346,000.00	17,346,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,346,000.00	6/17/2038	9.50%	9.51%
E	14,867,000.00	14,867,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,867,000.00	6/17/2038	8.75%	8.76%
F	24,779,000.00	24,779,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,779,000.00	6/17/2038	7.50%	7.51%
G	19,824,000.00	19,824,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,824,000.00	6/17/2038	6.50%	6.51%
H	14,867,000.00	14,867,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,867,000.00	6/17/2038	5.75%	5.75%
J	27,257,000.00	27,257,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,257,000.00	6/17/2038	4.38%	4.38%
K	27,257,000.00	27,257,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,257,000.00	6/17/2038	3.00%	3.00%
L	7,434,000.00	7,434,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,434,000.00	6/17/2038	2.63%	2.63%
M	9,912,000.00	9,912,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,912,000.00	6/17/2038	2.13%	2.13%
N	4,955,000.00	4,955,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,955,000.00	6/17/2038	1.88%	1.88%
P	7,434,000.00	7,434,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,434,000.00	6/17/2038	1.50%	1.50%
Q	4,956,000.00	4,956,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,956,000.00	6/17/2038	1.25%	1.25%
S	4,956,000.00	4,956,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,956,000.00	6/17/2038	1.00%	1.00%
T	19,823,524.00	19,823,524.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,823,524.00	6/17/2038	0.00%	0.00%



LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C4

Statement Date: 15-Dec-06
 Payment Date: 15-Dec-06
 Prior Payment: 17-Nov-06
 Next Payment: 18-Jan-07
 Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1
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
HAF-1	2,544,000.00	2,544,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,544,000.00	6/17/2038	97.05%	97.05%
HAF-2	4,887,000.00	4,887,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,887,000.00	6/17/2038	91.39%	91.39%
HAF-3	5,865,000.00	5,865,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,865,000.00	6/17/2038	84.59%	84.59%
HAF-4	5,866,000.00	5,866,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,866,000.00	6/17/2038	77.79%	77.79%
HAF-5	9,775,000.00	9,775,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,775,000.00	6/17/2038	66.47%	66.47%
HAF-6	9,776,000.00	9,776,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,776,000.00	6/17/2038	55.14%	55.14%
HAF-7	7,821,000.00	7,821,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,821,000.00	6/17/2038	46.08%	46.08%
HAF-8	7,818,000.00	7,818,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,818,000.00	6/17/2038	37.02%	37.02%
HAF-9	9,777,000.00	9,777,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,777,000.00	6/17/2038	25.69%	25.69%
HAF-10	7,821,000.00	7,821,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,821,000.00	6/17/2038	16.62%	16.62%
HAF-11	14,345,000.00	14,345,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,345,000.00	6/17/2038	0.00%	0.00%
SBC-1	487,466.00	487,466.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	487,466.00	6/17/2038	96.45%	96.45%
SBC-2	359,036.00	359,036.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	359,036.00	6/17/2038	93.83%	93.83%
SBC-3	359,036.00	359,036.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	359,036.00	6/17/2038	91.21%	91.21%
SBC-4	359,036.00	359,036.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	359,036.00	6/17/2038	88.60%	88.60%
SBC-5	359,036.00	359,036.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	359,036.00	6/17/2038	85.98%	85.98%
SBC-6	359,036.00	359,036.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	359,036.00	6/17/2038	83.36%	83.36%
SBC-7	359,036.00	359,036.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	359,036.00	6/17/2038	80.75%	80.75%
SBC-8	538,554.00	538,554.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	538,554.00	6/17/2038	76.82%	76.82%
SBC-9	1,346,385.00	1,346,385.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,346,385.00	6/17/2038	67.01%	67.01%
SBC-10	1,346,385.00	1,346,385.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,346,385.00	6/17/2038	57.19%	57.19%
SBC-11	538,554.00	538,554.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	538,554.00	6/17/2038	53.27%	53.27%
SBC-12	538,554.00	538,554.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	538,554.00	6/17/2038	49.34%	49.34%
SBC-13	538,554.00	538,554.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	538,554.00	6/17/2038	45.42%	45.42%

Statement Date:	15-Dec-06
Payment Date:	15-Dec-06
Prior Payment:	17-Nov-06
Next Payment:	18-Jan-07
Record Date:	30-Nov-06

ABN AMRO Acct: 723836.1
Bond Principal Reconciliation

[illegible]

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C4**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1

Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
A-1	52108RAA0	NR	Aaa	AAA			
A-2	52108RAB8	NR	Aaa	AAA			
A-3	52108RAC6	NR	Aaa	AAA			
A-AB	52108RAD4	NR	Aaa	AAA			
A-4	52108RAE2	NR	Aaa	AAA			
A-1A	52108RDT6	NR	Aaa	AAA			
A-M	52108RAF9	NR	Aaa	AAA			
A-J	52108RAG7	NR	Aaa	AAA			
B	52108RAH5	NR	Aa1	AA+			
C	52108RAJ1	NR	Aa2	AA			
D	52108RAK8	NR	Aa3	AA-			
E	52108RAL6	NR	A1	A+			
F	52108RAM4	NR	A2	A			
G	52108RAR3	NR	A3	A-			
H	52108RAT9	NR	Baa1	BBB+			
J	52108RAV4	NR	Baa2	BBB			
K	52108RAX0	NR	Baa3	BBB-			
L	52108RAZ5	NR	Ba1	BB+			
M	52108RBB7	NR	Ba2	BB			
N	52108RBD3	NR	Ba3	BB-			
P	52108RBF8	NR	NR	B+			
Q	52108RBH4	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-C4**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1

Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
S	52108RBK7	NR	NR	B-			
T	52108RBM3	NR	NR	NR			
X	52108RAP7	NR	Aaa	NR			
HAF-1	52108RBP6	NR	A3	NR			
HAF-2	52108RBR2	NR	Baa1	NR			
HAF-3	52108RBT8	NR	Baa2	NR			
HAF-4	52108RBV3	NR	Baa3	NR			
HAF-5	52108RBX9	NR	Ba1	NR			
HAF-6	52108RBZ4	NR	Ba2	NR			
HAF-7	52108RCB6	NR	Ba3	NR			
HAF-8	52108RCD2	NR	B1	NR			
HAF-9	52108RCF7	NR	B2	NR			
HAF-10	52108RCH3	NR	B3	NR			
HAF-11	52108RCK6	NR	NR	NR			
SBC-1	52108RCM2	NR	NR	AA			
SBC-2	52108RCP5	NR	NR	AA-			
SBC-3	52108RCR1	NR	NR	A+			
SBC-4	52108RCT7	NR	NR	A			
SBC-5	52108RCV2	NR	NR	A-			
SBC-6	52108RCX8	NR	NR	BBB+			
SBC-7	52108RCZ3	NR	NR	BBB			
SBC-8	52108RDB5	NR	NR	BBB-			

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-C4**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1

Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
SBC-9	52108RDD1	NR	NR	BB+			
SBC-10	52108RDF6	NR	NR	BB			
SBC-11	52108RDH2	NR	NR	BB-			
SBC-12	52108RDK5	NR	NR	B+			
SBC-13	52108RDM1	NR	NR	B			
SBC-14	52108RDP4	NR	NR	B-			
SBC-15	52108RDR0	NR	NR	NR			
V	9ABS4534	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-C4

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary

Distribution Date	Delinquency Aging Categories					Special Event Categories (1)				
	Delinq 1 Month # Balance	Delinq 2 Months # Balance	Delinq 3+ Months # Balance	Foreclosure # Balance	REO # Balance	Modifications # Balance	Specially Serviced # Balance	Bankruptcy # Balance		
12/15/2006	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%		
11/17/2006	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%		
10/17/2006	1 5,627,775.74 0.67% 0.27%	0 0.00 0.00% 0.00%	0 0 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%		
9/15/2006	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%		
8/17/2006	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%		
7/17/2006	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 0.00 0.00% 0.00%	0 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-C4

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1
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
12/15/2006	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%
11/17/2006	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%
10/17/2006	1	5,627,775.74	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.94%	0.36%	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%
9/15/2006	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%
8/17/2006	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%
7/17/2006	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-C4

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1
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
12/15/2006	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%
11/17/2006	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%
10/17/2006	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%
9/15/2006	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%
8/17/2006	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%
7/17/2006	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-C4**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

**ABN AMRO Acct: 723836.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Non-Pooled HAF 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
12/15/2006	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%
11/17/2006	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%
10/17/2006	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%
9/15/2006	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%
8/17/2006	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%
7/17/2006	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-C4

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Non-Pooled SBC Trust Mortgage Loan

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
12/15/2006	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%
11/17/2006	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%
10/17/2006	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%
9/15/2006	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%
8/17/2006	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%
7/17/2006	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-C4**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1

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
6	11-Nov-06	365,781.25	365,781.25	0.00	B				
10	11-Nov-06	197,927.71	197,927.71	0.00	B				
21	11-Nov-06	74,842.50	74,842.50	0.00	B				
33	11-Nov-06	56,744.71	56,744.71	0.00	B				
42	11-Nov-06	41,823.75	41,823.75	0.00	B				
48	11-Nov-06	35,666.82	35,666.82	0.00	B				
55	11-Nov-06	40,070.83	40,070.83	0.00	B				
63	11-Nov-06	56,792.29	56,792.29	0.00	B				
64	11-Nov-06	35,001.46	35,001.46	0.00	B				
87	11-Nov-06	24,872.47	24,872.47	0.00	B				
94	11-Nov-06	24,850.31	24,850.31	0.00	B				
108	11-Nov-06	16,665.00	16,665.00	0.00	B				
110	11-Nov-06	18,886.46	18,886.46	0.00	B				
136	11-Nov-06	9,563.33	9,563.33	0.00	B				
149	11-Nov-06	67,258.87	67,258.87	0.00	B				
Total		1,066,747.76	1,066,747.76						
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 Advances.

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C4**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

**ABN AMRO Acct: 723836.1
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
15-Dec-06	149	2,080,801,198	0	0	0	0	0	0	0	0	0	0	104	186	5.94%	5.91%
	102.76%	99.93%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Nov-06	149	2,081,083,236	0	0	0	0	0	0	0	0	0	0	105	186	6.14%	6.11%
	102.76%	99.94%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Oct-06	149	2,081,322,927	0	0	0	0	0	0	0	0	0	0	106	187	5.94%	5.91%
	102.76%	99.95%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
15-Sep-06	149	2,081,602,264	0	0	0	0	0	0	0	0	0	0	107	188	6.14%	6.11%
	102.76%	99.96%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Aug-06	149	2,081,839,179	0	0	0	0	0	0	0	0	0	0	108	188	6.14%	6.11%
	102.76%	99.98%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Jul-06	149	2,082,074,827	0	0	0	0	0	0	0	0	0	0	109	188	5.94%	5.91%
	102.76%	99.99%	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-C4**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1

**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
15-Dec-06	106	1,567,044,373	0	0	0	0	0	0	0	0	0	0	132	269	5.92%	5.90%
	73.10%	75.25%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Nov-06	106	1,567,225,392	0	0	0	0	0	0	0	0	0	0	133	270	6.12%	6.09%
	73.10%	75.26%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Oct-06	106	1,567,380,035	0	0	0	0	0	0	0	0	0	0	134	271	5.92%	5.90%
	73.10%	75.27%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
15-Sep-06	106	1,567,559,285	0	0	0	0	0	0	0	0	0	0	135	272	6.12%	6.09%
	73.10%	75.28%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Aug-06	106	1,567,712,111	0	0	0	0	0	0	0	0	0	0	136	266	6.12%	6.09%
	73.10%	75.29%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Jul-06	106	1,567,864,104	0	0	0	0	0	0	0	0	0	0	137	267	5.92%	5.90%
	73.10%	75.29%	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-C4**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1

**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
15-Dec-06	39	413,741,825	0	0	0	0	0	0	0	0	0	0	81	228	6.03%	6.00%
	26.90%	19.87%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Nov-06	39	413,842,844	0	0	0	0	0	0	0	0	0	0	82	229	6.23%	6.20%
	26.90%	19.87%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Oct-06	39	413,927,892	0	0	0	0	0	0	0	0	0	0	83	230	6.03%	6.00%
	26.90%	19.88%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
15-Sep-06	39	414,027,979	0	0	0	0	0	0	0	0	0	0	84	230	6.23%	6.20%
	26.90%	19.88%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Aug-06	39	414,112,069	0	0	0	0	0	0	0	0	0	0	85	242	6.23%	6.20%
	26.90%	19.89%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Jul-06	39	414,195,723	0	0	0	0	0	0	0	0	0	0	86	243	6.03%	6.00%
	26.90%	19.89%	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-C4**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

**ABN AMRO Acct: 723836.1
Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Non-Pooled HAF 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
15-Dec-06	3	86,295,000	0	0	0	0	0	0	0	0	0	0	93		5.83%	5.81%
	2.07%	4.14%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Nov-06	3	86,295,000	0	0	0	0	0	0	0	0	0	0	94		6.03%	6.00%
	2.07%	4.14%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Oct-06	3	86,295,000	0	0	0	0	0	0	0	0	0	0	95		5.83%	5.81%
	2.07%	4.14%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
15-Sep-06	3	86,295,000	0	0	0	0	0	0	0	0	0	0	96		6.03%	6.00%
	2.07%	4.14%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Aug-06	3	86,295,000	0	0	0	0	0	0	0	0	0	0	97		6.03%	6.00%
	2.07%	4.14%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Jul-06	3	86,295,000	0	0	0	0	0	0	0	0	0	0	98		5.83%	5.81%
	2.07%	4.14%	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-C4**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

**ABN AMRO Acct: 723836.1
Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Non-Pooled SBC Trust Mortgage Loan**

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
15-Dec-06	1	13,720,000	0	0	0	0	0	0	0	0	0	0	53		5.90%	5.88%
	0.69%	0.66%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Nov-06	1	13,720,000	0	0	0	0	0	0	0	0	0	0	54		6.10%	6.08%
	0.69%	0.66%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Oct-06	1	13,720,000	0	0	0	0	0	0	0	0	0	0	55		5.90%	5.88%
	0.69%	0.66%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
15-Sep-06	1	13,720,000	0	0	0	0	0	0	0	0	0	0	56		6.10%	6.08%
	0.69%	0.66%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Aug-06	1	13,720,000	0	0	0	0	0	0	0	0	0	0	57		6.10%	6.08%
	0.69%	0.66%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Jul-06	1	13,720,000	0	0	0	0	0	0	0	0	0	0	58		5.90%	5.88%
	0.69%	0.66%	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-C4

Statement Date: 15-Dec-06
 Payment Date: 15-Dec-06
 Prior Payment: 17-Nov-06
 Next Payment: 18-Jan-07
 Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1
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	10	14,958,187	0.72%	106	6.11%	0.00
2,000,001 to 4,000,000	46	141,000,609	6.78%	111	6.03%	0.00
4,000,001 to 6,000,000	29	145,326,899	6.98%	116	6.17%	0.00
6,000,001 to 8,000,000	17	118,887,859	5.71%	107	6.01%	0.00
8,000,001 to 10,000,000	6	52,231,676	2.51%	111	5.79%	0.00
10,000,001 to 15,000,000	18	225,375,139	10.83%	96	6.04%	0.00
15,000,001 to 20,000,000	3	51,550,000	2.48%	112	5.94%	0.00
20,000,001 to 25,000,000	5	113,805,829	5.47%	88	6.21%	0.00
25,000,001 to 50,000,000	6	195,064,000	9.37%	86	6.13%	0.00
50,000,001 to 75,000,000	5	334,500,000	16.08%	113	5.96%	0.00
75,000,001 to 100,000,000	1	84,730,000	4.07%	53	6.21%	0.00
100,000,001 to 150,000,000	1	141,371,000	6.79%	113	6.07%	0.00
150,000,001 & Above	2	462,000,000	22.20%	113	5.53%	0.00
149 2,080,801,198 100.00%						

Average Schedule Balance 13,965,109
 Maximum Schedule Balance 262,000,000
 Minimum Schedule Balance 1,039,149

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	1	5,594,471	0.27%	152	8.45%	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
1 5,594,471 0.27%						

Distribution of Mortgage Interest Rates

Current Mortgage Interest Rate	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
5.000% to 5.500%	2	211,708,000	10.17%	111	5.48%	0.00
5.500% to 5.750%	30	646,463,399	31.07%	112	5.61%	0.00
5.750% to 6.000%	39	336,353,115	16.16%	100	5.90%	0.00
6.000% to 6.250%	40	459,889,138	22.10%	93	6.12%	0.00
6.250% to 6.500%	29	358,019,158	17.21%	102	6.40%	0.00
6.500% to 6.750%	6	23,423,917	1.13%	127	6.65%	0.00
6.750% to 7.000%	1	34,150,000	1.64%	114	6.98%	0.00
7.000% to 7.250%	1	5,200,000	0.25%	114	7.10%	0.00
7.250% & Above	1	5,594,471	0.27%	152	8.45%	0.00
149 2,080,801,198 100.00%						

Minimum Mortgage Interest Rate 5.175%
 Maximum Mortgage Interest Rate 8.450%

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	14	297,536,308	14.30%	53	6.17%	0.00
61 to 120	132	1,753,901,951	84.29%	112	5.89%	0.00
121 to 180	2	23,768,468	1.14%	164	6.16%	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
148 2,075,206,727 99.73%						

Minimum Remaining Term 41
 Maximum Remaining Term 173

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C4

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1
Mortgage Loan Characteristics

Distribution of DSCR (PFY)

Debt Service Coverage Ratio	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
1.000 1.190	0	0	0.00%	0	0.00%	0.00
1.200 1.290	0	0	0.00%	0	0.00%	0.00
1.300 1.390	0	0	0.00%	0	0.00%	0.00
1.400 1.490	0	0	0.00%	0	0.00%	0.00
1.500 1.590	0	0	0.00%	0	0.00%	0.00
1.600 1.690	0	0	0.00%	0	0.00%	0.00
1.700 1.790	0	0	0.00%	0	0.00%	0.00
1.800 1.890	0	0	0.00%	0	0.00%	0.00
1.900 1.990	0	0	0.00%	0	0.00%	0.00
2.000 & Above	0	0	0.00%	0	0.00%	0.00
Unknown	149	2,080,801,198	100.00%	104	5.94%	0.00
	149	2,080,801,198	100.00%			

Maximum DSCR 0.000

Minimum DSCR 0.000

Distribution of DSCR (Cutoff)

Debt Service Coverage Ratio	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
1.000 1.200	6	154,908,996	7.44%	113	6.20%	0.00
1.200 1.300	98	965,713,207	46.41%	101	6.04%	0.00
1.300 1.400	16	346,112,817	16.63%	112	5.82%	0.00
1.400 1.500	8	46,928,486	2.26%	109	6.31%	0.00
1.500 1.600	6	28,562,300	1.37%	113	6.17%	0.00
1.600 1.700	2	15,770,875	0.76%	112	5.99%	0.00
1.700 1.800	0	0	0.00%	0	0.00%	0.00
1.800 1.900	2	7,078,518	0.34%	114	6.04%	0.00
1.900 2.000	2	266,070,000	12.79%	114	5.56%	0.00
2.000 & Above	9	249,656,000	12.00%	88	5.86%	0.00
	149	2,080,801,198	100.00%			

Maximum DSCR 2.670

Minimum DSCR 1.010

Geographic Distribution

Geographic Location	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
New York	5	358,360,471	17.22%	112	5.78%	0.00
Massachusetts	5	287,637,535	13.82%	114	5.56%	0.00
California	13	233,684,739	11.23%	109	6.13%	0.00
Texas	19	157,173,980	7.55%	92	5.89%	0.00
Virginia	7	151,175,320	7.27%	72	6.18%	0.00
New Jersey	5	140,350,076	6.75%	112	5.71%	0.00
Florida	9	125,708,082	6.04%	104	6.26%	0.00
North Carolina	16	91,080,109	4.38%	102	5.87%	0.00
Utah	1	75,000,000	3.60%	112	5.68%	0.00
Pennsylvania	5	63,435,829	3.05%	91	6.41%	0.00
Maryland	3	45,990,000	2.21%	81	6.05%	0.00
Indiana	4	43,245,584	2.08%	102	6.01%	0.00
Multiple States	4	42,184,781	2.03%	114	6.71%	0.00
Illinois	9	41,692,158	2.00%	112	5.95%	0.00
Alabama	4	34,099,875	1.64%	68	5.89%	0.00
Georgia	8	30,119,019	1.45%	113	6.11%	0.00
Connecticut	1	22,000,000	1.06%	114	6.35%	0.00
South Carolina	3	20,965,703	1.01%	112	6.08%	0.00
Tennessee	4	14,940,263	0.72%	112	5.86%	0.00
Delaware	1	12,730,000	0.61%	114	6.33%	0.00
Arkansas	2	11,635,134	0.56%	112	5.96%	0.00
Michigan	2	10,735,200	0.52%	112	6.08%	0.00
Ohio	4	9,848,931	0.47%	112	6.11%	0.00
Arizona	2	8,525,443	0.41%	113	6.69%	0.00
Colorado	3	7,732,083	0.37%	113	6.10%	0.00
Louisiana	2	7,689,966	0.37%	113	6.11%	0.00
West Virginia	1	7,528,845	0.36%	113	6.13%	0.00
Nevada	1	6,300,000	0.30%	52	6.10%	0.00
Oklahoma	1	4,500,000	0.22%	114	6.38%	0.00
Kansas	1	3,800,000	0.18%	114	6.23%	0.00
Mississippi	1	3,662,000	0.18%	114	5.83%	0.00
Missouri	1	3,150,000	0.15%	113	5.78%	0.00
Wisconsin	1	3,080,924	0.15%	113	6.17%	0.00
Washington	1	1,039,149	0.05%	112	6.40%	0.00
	149	2,080,801,198	100.00%			

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C4

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
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Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1
Mortgage Loan Characteristics

Distribution of Property Types

Property Types	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Office	27	1,143,233,677	54.94%	111	5.80%	0.00
Multifamily	39	443,760,940	21.33%	78	6.02%	0.00
Retail	52	263,586,824	12.67%	116	6.06%	0.00
Lodging	8	99,126,263	4.76%	113	6.37%	0.00
Mobile Home Park	4	55,365,885	2.66%	105	6.64%	0.00
Industrial	7	38,388,572	1.84%	111	5.74%	0.00
Self Storage	10	31,783,741	1.53%	103	6.28%	0.00
Mixed Use	1	3,080,924	0.15%	113	6.17%	0.00
Various	1	2,474,372	0.12%	113	5.61%	0.00
149 2,080,801,198 100.00%						

Distribution of Loan Seasoning

Number of Months	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
0 to 12	147	2,057,156,727	98.86%	104	5.93%	0.00
13 to 24	1	18,050,000	0.87%	161	6.00%	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	1	5,594,471	0.27%	152	8.45%	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
149 2,080,801,198 100.00%						

Distribution of Amortization Type

Amortization Type	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Amortizing Balloon	55	233,668,727	11.23%	110	6.12%	0.00
Full Amortizing	1	5,594,471	0.27%	152	8.45%	0.00
IO Maturity Balloon	43	1,020,792,000	49.06%	97	5.98%	0.00
IO/Amortizing/Balloon	50	820,746,000	39.44%	112	5.82%	0.00
149 2,080,801,198 100.00%						

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	1	12,224,139	0.59%	41	6.16%	0.00
2011	13	285,312,170	13.71%	53	6.17%	0.00
2012	1	11,928,000	0.57%	72	5.66%	0.00
2013	1	6,900,000	0.33%	77	6.27%	0.00
2014	0	0	0.00%	0	0.00%	0.00
2015	2	15,615,030	0.75%	108	5.89%	0.00
2016	128	1,719,458,922	82.63%	113	5.89%	0.00
2017 & Greater	3	29,362,938	1.41%	162	6.60%	0.00
149 2,080,801,198 100.00%						

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Series 2006-C4**

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Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1

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	LUBS6C4A	Office	11-Jun-16	0.00		MA	262,000,000	5.54%	1,210,638			
2	LUBS6C4A	Office	6-Mar-16	0.00		NY	200,000,000	5.50%	916,583			
3	LUBS6C4A	Office	11-May-16	0.00		CA	141,371,000	6.07%	715,102			
4	LUBS6C4B	Multifamily	11-May-11	0.00		VA	84,730,000	6.21%	438,478			
5	LUBS6C4A	Office	11-Apr-16	0.00		NJ	75,000,000	5.58%	348,656			
6	LUBS6C4A	Office	11-Apr-16	0.00		NY	75,000,000	5.87%	367,031			B
7	LUBS6C4A	Office	11-Apr-16	0.00		UT	75,000,000	5.68%	355,000			
8	LUBS6C4A	Office	11-Jun-16	0.00		FL	58,500,000	6.49%	316,144			
9	LUBS6C4A	Lodging	11-May-16	0.00		NY	51,000,000	6.48%	275,400			
10	LUBS6C4A	Mobile Home Park	11-Jun-16	0.00		XX	34,150,000	6.98%	198,497			B
11	LUBS6C4B	Multifamily	11-May-11	0.00		VA	32,760,000	6.21%	169,533			
12	LUBS6C4B	Multifamily	11-May-11	0.00		TX	26,801,000	5.92%	132,107			
13	LUBS6C4A	Office	11-Jan-16	0.00		NY	26,766,000	5.71%	127,250			
14	LUBS6C4B	Multifamily	11-May-11	0.00		MD	24,190,000	6.21%	125,183			
15	LUBS6C4A	Office	11-Jun-11	0.00		PA	23,918,000	6.50%	129,456			
16	LUBS6C4B	Multifamily	11-Apr-16	0.00		TX	23,300,000	5.58%	108,345			
17	LUBS6C4A	Office	11-Jun-16	0.00		CT	22,000,000	6.35%	116,417			
18	LUBS6C4A	Office	11-Jun-16	0.00		PA	20,397,829	6.47%	129,170			
19	LUBS6C4A	Retail	11-Apr-16	0.00		CA	18,200,000	5.93%	89,938			
20	LUBS6C4A	Retail	11-May-20	0.00		VA	18,050,000	6.00%	90,288			
21	LUBS6C4B	Multifamily	11-May-11	0.00		NC	15,300,000	5.89%	75,098			B
22	LUBS6C4A	Retail	11-Jun-16	0.00		IN	15,000,000	6.41%	80,125			
23	LUBS6C4B	Multifamily	11-Apr-11	0.00		CA	15,000,000	6.34%	79,250			
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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-C4**

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ABN AMRO Acct: 723836.1

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	LUBS6C4A	Office	11-Mar-16	0.00		MD	14,800,000	5.87%	72,397			
25	LUBS6C4A	Office	11-Jun-16	0.00		CA	14,500,000	6.36%	76,814			
26	LUBS6C4A	Lodging	11-Jun-16	0.00		PA	12,950,000	6.33%	68,311			
27	LUBS6C4A	Lodging	11-Jun-16	0.00		DE	12,730,000	6.33%	67,151			
28	LUBS6C4A	Retail	11-Jun-16	0.00		FL	12,292,000	6.42%	65,747			
29	LUBS6C4B	Multifamily	11-May-10	0.00		FL	12,224,139	6.16%	75,015			
30	LUBS6C4B	Multifamily	11-Apr-16	0.00		IN	12,100,000	5.90%	59,492			
31	LUBS6C4A	Office	11-Apr-16	0.00		SC	12,000,000	6.18%	61,800			
32	LUBS6C4A	Mobile Home Park	11-Dec-12	0.00		IN	11,928,000	5.66%	56,260			
33	LUBS6C4B	Multifamily	11-May-11	0.00		AL	11,630,000	5.88%	56,939			B
34	LUBS6C4A	Office	11-Dec-15	0.00		MA	11,000,000	5.61%	51,425			
35	LUBS6C4B	Multifamily	11-Jan-16	0.00		TX	10,700,000	5.62%	50,112			
36	LUBS6C4A	Office	11-Apr-16	0.00		IL	10,593,000	6.26%	55,260			
37	LUBS6C4A	Retail	11-May-16	0.00		FL	10,500,000	6.00%	52,500			
38	LUBS6C4B	Multifamily	11-May-16	0.00		NC	9,027,676	5.91%	53,956			
39	LUBS6C4B	Multifamily	11-Jan-16	0.00		TX	8,925,000	5.62%	41,799			
40	LUBS6C4A	Industrial	11-Mar-16	0.00		IL	8,854,000	5.71%	42,130			
41	LUBS6C4B	Multifamily	11-Jan-16	0.00		TX	8,575,000	5.62%	40,160			
42	LUBS6C4B	Multifamily	11-Apr-16	0.00		TX	8,550,000	5.89%	41,966			B
43	LUBS6C4B	Multifamily	11-Apr-16	0.00		MI	8,300,000	6.03%	41,708			
44	LUBS6C4B	Multifamily	11-Apr-16	0.00		AR	8,000,000	5.89%	39,267			
45	LUBS6C4B	Multifamily	11-May-16	0.00		NC	7,582,175	5.91%	45,317			
46	LUBS6C4A	Lodging	11-May-16	0.00		WV	7,528,845	6.13%	49,573			
* 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.												
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Commercial Mortgage Pass-Through Certificates
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Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
47	LUBS6C4A	Office	11-Apr-16	0.00		MA	7,550,000	6.01%	37,813			B
48	LUBS6C4A	Industrial	11-Mar-16	0.00		NC	7,522,000	5.71%	35,792			
49	LUBS6C4A	Office	11-Jul-16	0.00		CA	7,200,000	6.35%	38,082			
50	LUBS6C4A	Retail	11-May-16	0.00		VA	7,100,000	6.19%	36,624			
51	LUBS6C4B	Multifamily	11-Apr-16	0.00		TX	7,000,000	5.58%	32,550			
52	LUBS6C4A	Retail	11-May-16	0.00		MD	7,000,000	5.86%	34,183			B
53	LUBS6C4A	Retail	11-May-13	0.00		FL	6,900,000	6.27%	36,053			
54	LUBS6C4A	Office	11-May-16	0.00		TX	6,801,904	6.07%	41,348			
55	LUBS6C4B	Multifamily	11-May-16	0.00		FL	6,657,913	6.08%	40,515			
56	LUBS6C4A	Retail	11-Jun-16	0.00		CA	6,549,482	6.44%	44,317			
57	LUBS6C4B	Multifamily	11-May-16	0.00		NC	6,416,959	5.91%	41,395			B
58	LUBS6C4A	Industrial	11-Mar-16	0.00		GA	6,425,000	5.71%	30,572			
59	LUBS6C4B	Multifamily	11-May-16	0.00		NC	6,353,582	5.91%	40,986			
60	LUBS6C4A	Office	11-Apr-11	0.00		NV	6,300,000	6.10%	32,025			
61	LUBS6C4B	Multifamily	11-May-21	0.00		TX	5,718,468	6.66%	36,951			
62	LUBS6C4A	Retail	11-Apr-16	0.00		NJ	5,742,000	5.85%	27,992			B
63	LUBS6C4G	Retail	5-Aug-19	0.00		NY	5,594,471	8.45%	56,886			
64	LUBS6C4A	Retail	11-Apr-16	0.00		IL	5,659,955	6.25%	35,096			
65	LUBS6C4A	Office	11-Apr-16	0.00		CA	5,650,000	6.00%	28,250			
66	LUBS6C4B	Multifamily	11-May-16	0.00		NC	5,568,408	5.91%	33,281			
67	LUBS6C4A	Self Storage	11-Jun-16	0.00		CA	5,600,000	6.42%	29,960			B
68	LUBS6C4A	Retail	11-Apr-16	0.00		MA	5,596,000	5.55%	25,882			
69	LUBS6C4B	Mobile Home Park	11-Jun-16	0.00		NJ	5,440,000	6.70%	30,351			
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Loan Level Detail

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70	LUBS6C4A	Industrial	11-Mar-16	0.00		TN	5,202,000	5.71%	24,753			
71	LUBS6C4A	Self Storage	11-Jun-16	0.00		AZ	5,200,000	7.10%	30,767			
72	LUBS6C4A	Office	11-Jul-16	0.00		CA	5,200,000	6.36%	27,547			
73	LUBS6C4A	Retail	11-May-16	0.00		NJ	5,168,076	6.18%	31,781			
74	LUBS6C4B	Multifamily	11-May-16	0.00		NC	5,109,424	5.91%	30,538			
75	LUBS6C4B	Multifamily	11-Jan-16	0.00		TX	5,100,000	5.56%	23,630			
76	LUBS6C4A	Industrial	11-Mar-16	0.00		NC	5,095,000	5.71%	24,244			
77	LUBS6C4A	Retail	11-Apr-16	0.00		AL	5,079,000	5.58%	23,617			
78	LUBS6C4A	Retail	11-May-16	0.00		SC	5,000,000	6.01%	25,042			
79	LUBS6C4A	Retail	11-Jul-16	0.00		GA	4,978,518	6.22%	30,688			
80	LUBS6C4A	Retail	11-Mar-16	0.00		IL	4,926,000	5.55%	22,783			
81	LUBS6C4A	Retail	11-Dec-15	0.00		FL	4,615,030	6.54%	31,513			
82	LUBS6C4A	Retail	11-Jun-16	0.00		OK	4,500,000	6.38%	23,925			
83	LUBS6C4A	Retail	11-Mar-16	0.00		TN	4,425,000	5.75%	21,203			
84	LUBS6C4A	Retail	11-Jun-16	0.00		CA	4,300,000	5.93%	21,249			
85	LUBS6C4A	Retail	11-May-16	0.00		GA	4,300,000	6.01%	21,536			
86	LUBS6C4A	Office	11-Apr-16	0.00		LA	4,268,966	6.13%	26,141			
87	LUBS6C4A	Retail	11-Apr-16	0.00		IN	4,217,584	5.88%	25,154			B
88	LUBS6C4A	Lodging	11-Jun-16	0.00		PA	4,070,000	6.33%	21,469			
89	LUBS6C4A	Retail	11-Jun-16	0.00		IL	4,003,000	5.97%	19,915			
90	LUBS6C4A	Lodging	11-May-16	0.00		TN	3,962,286	6.09%	25,993			
91	LUBS6C4A	Retail	11-Mar-16	0.00		SC	3,965,703	5.85%	23,598			
92	LUBS6C4A	Retail	11-Mar-16	0.00		NC	3,966,000	5.55%	18,343			
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93	LUBS6C4A	Self Storage	11-Feb-16	0.00		NC	3,950,000	5.92%	19,487			B
94	LUBS6C4B	Mobile Home Park	11-May-16	0.00		GA	3,847,885	6.68%	24,915			
95	LUBS6C4A	Retail	11-Apr-16	0.00		VA	3,800,000	5.96%	18,873			
96	LUBS6C4A	Retail	11-Jun-16	0.00		KS	3,800,000	6.23%	19,728			
97	LUBS6C4A	Lodging	11-Jun-16	0.00		AL	3,670,875	6.28%	24,476			
98	LUBS6C4A	Self Storage	11-May-11	0.00		TX	3,676,170	5.97%	22,112			B
99	LUBS6C4A	Retail	11-Apr-16	0.00		AR	3,635,134	6.12%	23,948			
100	LUBS6C4A	Retail	11-Jun-16	0.00		MS	3,662,000	5.83%	17,791			
101	LUBS6C4A	Office	11-Jun-16	0.00		CA	3,600,000	6.36%	19,071			
102	LUBS6C4A	Retail	11-Apr-16	0.00		NC	3,572,841	5.93%	21,422			
103	LUBS6C4B	Multifamily	11-May-16	0.00		NC	3,504,968	5.91%	20,948			B
104	LUBS6C4A	Retail	11-Jun-16	0.00		CO	3,432,083	6.29%	21,332			
105	LUBS6C4A	Retail	11-Jun-16	0.00		LA	3,421,000	6.09%	17,362			
106	LUBS6C4A	Office	11-Apr-16	0.00		AZ	3,325,443	6.06%	20,214			
107	LUBS6C4A	Retail	11-Apr-16	0.00		CA	3,300,000	6.03%	16,583			
108	LUBS6C4B	Multifamily	11-Apr-16	0.00		OH	3,300,000	6.08%	16,720			B
109	LUBS6C4A	Lodging	11-Apr-16	0.00		CA	3,214,258	6.04%	21,019			
110	LUBS6C4B	Multifamily	11-Apr-16	0.00		GA	3,175,593	5.88%	18,939			
111	LUBS6C4A	Retail	11-May-16	0.00		MO	3,150,000	5.78%	15,173			
112	LUBS6C4A	Mixed Use	11-May-16	0.00		WI	3,080,924	6.17%	18,926			
113	LUBS6C4B	Multifamily	11-May-16	0.00		NC	3,043,997	5.91%	18,193			B
114	LUBS6C4A	Industrial	11-May-16	0.00		TX	3,005,252	5.91%	17,962			
115	LUBS6C4B	Multifamily	11-Apr-16	0.00		IL	2,938,060	6.01%	17,766			
* NOI and DSCR, if available and reportable under the terms of the trust agreement, are based on information obtained from the related borrower, and no other party to the agreement shall be held liable for the accuracy or methodology used to determine such figures.												
(1) Legend:	A. In Grace Period B. Late Payment but < 1 month delinq	1. Delinquent 1 month 2. Delinquent 2 months	3. Delinquent 3+ months 4. Performing Matured Balloon			5. Non Performing Matured Balloon 7. Foreclosure			9. REO			

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C4**

Statement Date: 15-Dec-06
Payment Date: 15-Dec-06
Prior Payment: 17-Nov-06
Next Payment: 18-Jan-07
Record Date: 30-Nov-06

ABN AMRO Acct: 723836.1

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	LUBS6C4A	Retail	11-May-16	0.00		XX	2,899,964	5.61%	18,177			
117	LUBS6C4A	Retail	11-May-16	0.00		CO	2,800,000	5.91%	13,790			
118	LUBS6C4A	Retail	11-May-16	0.00		GA	2,783,629	6.39%	17,496			
119	LUBS6C4A	Self Storage	11-May-16	0.00		TX	2,782,572	6.12%	17,004			
120	LUBS6C4B	Multifamily	11-May-16	0.00		NC	2,756,884	5.91%	16,477			
121	LUBS6C4A	Retail	11-Apr-16	0.00		GA	2,719,375	5.94%	16,322			
122	LUBS6C4A	Retail	11-May-16	0.00		XX	2,660,445	5.61%	16,676			
123	LUBS6C4A	Self Storage	11-Apr-16	0.00		TX	2,600,000	5.81%	12,588			
124	LUBS6C4B	Multifamily	11-Apr-16	0.00		TX	2,526,615	6.14%	16,135			
125	LUBS6C4A	Various	11-May-16	0.00		XX	2,474,372	5.61%	15,509			
126	LUBS6C4B	Multifamily	11-Jun-16	0.00		OH	2,467,091	6.28%	15,318			
127	LUBS6C4A	Self Storage	11-May-16	0.00		VA	2,450,000	6.27%	12,801			
128	LUBS6C4A	Retail	11-May-16	0.00		MI	2,435,200	6.25%	15,085			
129	LUBS6C4A	Retail	11-May-16	0.00		NC	2,310,194	6.02%	13,969			
130	LUBS6C4A	Retail	11-May-16	0.00		FL	2,311,000	6.75%	12,999			
131	LUBS6C4A	Industrial	11-May-16	0.00		VA	2,285,320	6.01%	13,804			
132	LUBS6C4A	Retail	11-May-16	0.00		IL	2,255,638	5.61%	14,138			
133	LUBS6C4A	Self Storage	11-Apr-16	0.00		TX	2,200,000	6.34%	11,623			
134	LUBS6C4B	Multifamily	11-Mar-16	0.00		OH	2,181,840	6.02%	13,218			
135	LUBS6C4A	Retail	11-Mar-16	0.00		PA	2,100,000	5.60%	9,800			
136	LUBS6C4B	Multifamily	11-Apr-16	0.00		OH	1,900,000	6.06%	9,595			B
137	LUBS6C4A	Retail	11-May-16	0.00		GA	1,889,021	6.44%	11,934			
138	LUBS6C4A	Self Storage	11-Mar-11	0.00		TX	1,700,000	6.16%	8,727			
* 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

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	LUBS6C4A	Self Storage	11-Jun-16	0.00		TX	1,625,000	5.75%	7,786			
140	LUBS6C4A	Retail	11-May-16	0.00		CO	1,500,000	6.03%	7,538			
141	LUBS6C4A	Office	11-May-16	0.00		MA	1,491,535	6.54%	9,521			
142	LUBS6C4A	Retail	11-Apr-16	0.00		IL	1,398,526	5.86%	8,993			
143	LUBS6C4A	Retail	11-Jun-16	0.00		TN	1,350,977	6.12%	8,876			
144	LUBS6C4A	Retail	11-May-16	0.00		IL	1,063,980	5.61%	6,669			
145	LUBS6C4B	Multifamily	11-Apr-16	0.00		WA	1,039,149	6.40%	7,024			
146	LUBS6C4C	Office	11-Apr-16	0.00		NJ	49,000,000	5.75%	234,661			
147	LUBS6C4D	Multifamily	11-May-11	0.00		TX	25,587,000	6.29%	134,200			
148	LUBS6C4E	Retail	11-Jun-16	0.00		FL	11,708,000	5.18%	50,493			
149	LUBS6C4F	Multifamily	11-May-11	0.00		AL	13,720,000	5.90%	67,488			B
							2,080,801,198		10,580,513	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-C4***

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***ABN AMRO Acct: 723836.1
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:	15-Dec-06
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ABN AMRO Acct: 723836.1

Appraisal Reduction Detail

[illegible]

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C4**

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**ABN AMRO Acct: 723836.1
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-C4***

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ABN AMRO Acct: 723836.1

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

Disclosure Control #	Resolution Strategy	Comments

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
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***ABN AMRO Acct: 723836.1
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: 723836.1
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: 723836.1
Historical Collateral Level REO Report

Disclosure Control #		REO Date

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

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

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***ABN AMRO Acct: 723836.1
Material Breaches and Material Document Defect Detail***

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