



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

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C6***

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: 724113.1
Reporting Package Table of Contents***

Analyst:

Jack Lin 714.259.6831
Jack.C.Lin@abnamro.com

Issue Id: Monthly Data File Name:	LUBS06C6 LUBS06C6_200612_3.ZIP	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 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 Collateral Realized Loss Historical REO Report Material Breaches Detail	Page(s) Page 2-5 Page 6-9 Page 10 Page 11-12 Page 13-14 Page 15-16 Page 17-18 Page 19-22 Page 23 Page 24-27 Page 28 Page 29-31 Page 32-41 Page 42 Page 43 Page 44 Page 45 Page 46 Page 47 Page 48 Page 49 Page 50	Closing Date: First Payment Date: Rated Final Payment Date: Determination Date:	4-Oct-2006 17-Oct-2006 17-Oct-2039 11-Dec-2006			
<table><tr><td>Trust Collection Period</td></tr><tr><td>11/14/2006 - 12/11/2006</td></tr></table>						Trust Collection Period	11/14/2006 - 12/11/2006	
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<table><tr><td>Parties to The Transaction</td></tr><tr><td>Depositor: Structured Asset Securities Corporation II Underwriter: Lehman Brothers Inc./UBS Securities LLC Master Servicer: Wachovia Bank, National Association Special Servicer: LNR Partners, Inc. Rating Agency: Standard & Poor's Rating Services/Moody's Investors Service, Inc.</td></tr></table>						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.	
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LB-UBS Commercial Mortgage Trust
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WAC: 6.084279%
WAMM: 107

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

REMIC III
ABN AMRO Acct: 724113.1

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 50179MAA9	80,000,000.00	78,908,913.14 986.361414250	584,534.94 7.306686750	0.00 0.000000000	0.00 0.000000000	78,324,378.20 979.054727500	343,911.35 4.298891875	0.00 0.000000000	5.2300000000% Fixed
A-2 50179MAB7	220,000,000.00	220,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	220,000,000.00 1000.000000000	964,700.00 4.385000000	0.00 0.000000000	5.2620000000% Fixed
A-3 50179MAC5	41,000,000.00	41,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	41,000,000.00 1000.000000000	182,347.50 4.447500000	0.00 0.000000000	5.3370000000% Fixed
A-AB 50179MAD3	77,000,000.00	77,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	77,000,000.00 1000.000000000	342,714.17 4.450833377	0.00 0.000000000	5.3410000000% Fixed
A-4 50179MAE1	1,353,238,000.00	1,353,238,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,353,238,000.00 1000.000000000	6,057,995.45 4.476666669	0.00 0.000000000	5.3720000000% Fixed
A-1A 50179MAF8	361,398,000.00	361,391,183.72 999.981139132	3,823.52 0.010579804	0.00 0.000000000	0.00 0.000000000	361,387,360.20 999.970559328	1,608,793.09 4.451582715	0.00 0.000000000	5.3420000000% Fixed
A-M 50179MAG6	304,663,000.00	304,663,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	304,663,000.00 1000.000000000	1,374,284.02 4.510833347	0.00 0.000000000	5.4130000000% Fixed
A-J 50179MAH4	228,496,000.00	228,496,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	228,496,000.00 1000.000000000	1,038,133.49 4.543333319	0.00 0.000000000	5.4520000000% 5.4520000000%
B 50179MAJ 0	26,658,000.00	26,658,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	26,658,000.00 1000.000000000	121,560.48 4.560000000	0.00 0.000000000	5.4720000000% 5.4720000000%
C 50179MAK7	49,508,000.00	49,508,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	49,508,000.00 1000.000000000	226,169.05 4.568333401	0.00 0.000000000	5.4820000000% 5.4820000000%
D 50179MAL5	30,466,000.00	30,466,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	30,466,000.00 1000.000000000	139,686.61 4.585000000	0.00 0.000000000	5.5020000000% 5.5020000000%
E 50179MAM3	15,233,000.00	15,233,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	15,233,000.00 1000.000000000	70,338.38 4.617500164	0.00 0.000000000	5.5410000000% 5.5410000000%
F 50179MAN1	38,083,000.00	38,083,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	38,083,000.00 1000.000000000	176,768.59 4.641666623	0.00 0.000000000	5.5700000000% 5.5700000000%
X-CP 50179MAP6	2,850,537,000.00 N	2,850,537,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	2,850,537,000.00 1000.000000000	1,531,006.07 0.537093912	(5,298.69) (0.001858839)	0.6467433008%
X-CL 50179MAQ4/U5140AAA2	3,046,623,954.00 N	3,045,526,050.86 999.639632867	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	3,044,937,692.40 999.446514691	177,405.68 0.058230252	0.00 0.000000000	0.0699014938%
G 50179MBY6/U5140AAB0	26,658,000.00	26,658,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	26,658,000.00 1000.000000000	125,270.39 4.699166854	0.00 0.000000000	5.6390000000% 5.6390000000%
H 50179MAR2/U5140AAC8	30,466,000.00	30,466,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	30,466,000.00 1000.000000000	144,564.28 4.745102081	0.00 0.000000000	5.6941226448% 6.2449032925%

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

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CUSIP		Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Next Rate(3)
J 50179MAS0/U5140AAD6	34,275,000.00	34,275,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	34,275,000.00 1000.000000000	171,650.19 5.008028884	5,298.69 0.154593435	5.8241226448% 5.8241000000%
K 50179MAT8/U5140AAE4	53,316,000.00	53,316,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	53,316,000.00 1000.000000000	269,428.97 5.053435554	0.00 0.000000000	6.0641226448% 6.2449032925%
L 50179MAU5/U5140AAF1	7,616,000.00	7,616,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	7,616,000.00 1000.000000000	32,361.65 4.249166229	0.00 0.000000000	5.0990000000% Fixed
M 50179MAV3/U5140AAG9	11,425,000.00	11,425,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	11,425,000.00 1000.000000000	48,546.73 4.249166740	0.00 0.000000000	5.0990000000% Fixed
N 50179MAW1/U5140AAH7	7,617,000.00	7,617,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	7,617,000.00 1000.000000000	32,365.90 4.249166338	0.00 0.000000000	5.0990000000% Fixed
P 50179MAX9/U5140AAJ3	7,616,000.00	7,616,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	7,616,000.00 1000.000000000	32,361.65 4.249166229	0.00 0.000000000	5.0990000000% Fixed
Q 50179MAY7/U5140AAK0	3,809,000.00	3,809,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	3,809,000.00 1000.000000000	16,185.08 4.249167761	0.00 0.000000000	5.0990000000% Fixed
S 50179MAZ4/U5140AAL8	11,424,000.00	11,424,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	11,424,000.00 1000.000000000	48,542.48 4.249166667	0.00 0.000000000	5.0990000000% Fixed
T 50179MBA8/U5140AAM6	26,658,954.00	26,658,954.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	26,658,954.00 1000.000000000	113,278.34 4.249166715	0.00 0.000000000	5.0990000000% Fixed
JRP-1 50179MBB6/U5140AAN4	431,934.00	305,725.04 707.804988725	64,277.36 148.812920492	0.00 0.000000000	0.00 0.000000000	241,447.68 558.992068233	1,522.02 3.523732793	0.00 0.000000000	5.9740704513% 6.0555910192%
JRP-2 50179MBC4/U5140AAP9	2,104,192.00	2,104,192.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	2,104,192.00 1000.000000000	10,475.49 4.978390755	0.00 0.000000000	5.9740704513% 6.0555910192%
JRP-3 50179MBD2/U5140AAQ7	2,819,259.00	2,819,259.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	2,819,259.00 1000.000000000	14,035.38 4.978393259	0.00 0.000000000	5.9740704513% 6.0555910192%
JRP-4 50179MBE0/U5140AAR5	1,938,289.00	1,938,289.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,938,289.00 1000.000000000	9,649.56 4.978390735	0.00 0.000000000	5.9740704513% 6.0555910192%
JRP-5 50179MBF7/U5140AAS3	1,934,652.00	1,934,652.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,934,652.00 1000.000000000	9,631.46 4.978394047	0.00 0.000000000	5.9740704513% 6.0555910192%
JRP-6 50179MBG5/U5140AAT1	1,938,289.00	1,938,289.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,938,289.00 1000.000000000	9,649.56 4.978390735	0.00 0.000000000	5.9740704513% 6.0555910192%
JRP-7 50179MBH3/U5140AAU8	1,937,077.00	1,937,077.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,937,077.00 1000.000000000	9,643.53 4.978392702	0.00 0.000000000	5.9740704513% 6.0555910192%
JRP-8 50179MBJ9/U5140AAV6	2,109,023.00	2,109,023.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	2,109,023.00 1000.000000000	10,499.54 4.978390468	0.00 0.000000000	5.9740704513% 6.0555910192%

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CUSIP		Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Next Rate(3)
JRP-9 50179MBK6/U5140AAW4	3,778,933.00	3,778,933.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	3,778,933.00 1000.000000000	18,813.01 4.978392049	0.00 0.000000000	5.9740704513% 6.0555910192%
JRP-10 50179MBL4/U5140AAX2	6,577,663.00	6,577,663.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	6,577,663.00 1000.000000000	32,746.19 4.978392782	0.00 0.000000000	5.9740704513% 6.0555910192%
JRP-11 50179MBM2/U5140AAY0	14,098,128.00	14,098,128.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	14,098,128.00 1000.000000000	70,186.01 4.978392167	0.00 0.000000000	5.9740704513% 6.0555910192%
JRP-12 50179MBN0/U5140AAZ7	13,532,753.00	13,532,753.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	13,532,753.00 1000.000000000	67,371.35 4.978392054	0.00 0.000000000	5.9740704513% 6.0555910192%
JRP-13 50179MBP5/U5140ABA1	5,294,821.00	5,294,821.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	5,294,821.00 1000.000000000	26,359.69 4.978391149	0.00 0.000000000	5.9740704513% 6.0555910192%
JRP-14 50179MBQ3/U5140ABB9	4,978,737.00	4,978,737.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	4,978,737.00 1000.000000000	24,786.10 4.978391106	0.00 0.000000000	5.9740704513% 6.0555910192%
JRP-15 50179MBR1/U5140ABC7	2,532,036.00	2,532,036.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	2,532,036.00 1000.000000000	12,605.47 4.978392882	0.00 0.000000000	5.9740704513% 6.0555910192%
JRP-16 50179MBS9/U5140ABD5	2,518,154.00	2,518,154.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	2,518,154.00 1000.000000000	12,536.36 4.978392902	0.00 0.000000000	5.9740704513% 6.0555910192%
JRP-17 50179MBT7/U5140ABE3	8,147,546.00	8,147,546.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	8,147,546.00 1000.000000000	40,561.68 4.978392267	0.00 0.000000000	5.9740704513% 6.0555910192%
R-I 9ABS6506	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 9ABS6507	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 9ABS6508	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.01 0.000000003	0.01 0.000000003	N/A
Total	3,123,295,440.00	3,122,071,327.90	652,635.82	0.00	0.00	3,121,418,692.08	15,771,442.00	0.01	

Total P&I Payment 16,424,077.82

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WAMM: 107

***Grantor Trust
ABN AMRO Acct: 724113.1***

Class	Original Face Value (1)	Opening Balance Per \$ 1000	Principal Payment Per \$ 1000	Principal Adj. or Loss Per \$ 1000	Negative Amortization Per \$ 1000	Closing Balance Per \$ 1000	Interest Payment (2) Per \$ 1000	Interest Adjustment Per \$ 1000	Pass-Through Rate Next Rate(3)
V 9ABS6510	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	15,287,526.08
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	540,375.94
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	15,827,902.02
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(54,638.83)
Less Fee Strips Paid by Servicer	0.00

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

Total Interest Due Trust	15,773,263.19
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(1,821.21)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(1,821.21)

Total Interest Due Certs	15,771,441.98
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	616,758.64
Advanced Scheduled Principal	35,877.18
Scheduled Principal	652,635.82
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	652,635.82

Remittance P&I Due Trust	16,425,899.01
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Remittance P&I Due Certs	16,424,077.80
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Pool Balance Summary		
	Balance	Count
Beginning Pool	3,122,071,329.57	217
Scheduled Principal	652,635.82	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	3,121,418,693.75	217

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	54,638.83
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	1,726.64
Total Servicing Fees	56,365.47

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	35,877.18	540,375.94
Less Recovered	0.00	(34,565.00)
Less Non Recovered	0.00	0.00
Ending Outstanding	35,877.18	505,810.94

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Cash Reconciliation Summary Group 1 Loans

Interest Summary	
Current Scheduled Interest	13,162,194.58
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	427,579.69
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	13,589,774.27
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(46,411.57)
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	13,543,362.70
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(1,565.75)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(1,565.75)

Total Interest Due Certs	13,541,796.96
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	548,657.76
Advanced Scheduled Principal	35,877.18
Scheduled Principal	584,534.94
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	584,534.94

Remittance P&I Due Trust	14,127,897.64
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Remittance P&I Due Certs	14,126,331.90
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Pool Balance Summary		
	Balance	Count
Beginning Pool	2,684,134,437.84	183
Scheduled Principal	584,534.94	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	2,683,549,902.90	183

Non-P&I Servicing Advance Summary	
	Amount
Prior Outstanding	0.00
Plus Current Period	0.00
Less Recovered	0.00
Less Non Recovered	0.00
Ending Outstanding	0.00

Servicing Fee Summary	
Current Servicing Fees	46,411.57
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	1,368.31
Total Servicing Fees	47,779.87

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	35,877.18	427,579.69
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
Ending Outstanding	35,877.18	427,579.69

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C6

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: 724113.1

Cash Reconciliation Summary Group 2 Loans

Interest Summary	
Current Scheduled Interest	1,741,652.05
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	112,796.25
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	1,854,448.30
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(5,664.86)
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	1,848,783.44
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(210.81)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(210.81)

Total Interest Due Certs	1,848,572.62
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	3,823.52
Advanced Scheduled Principal	0.00
Scheduled Principal	3,823.52
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	3,823.52

Remittance P&I Due Trust	1,852,606.96
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Remittance P&I Due Certs	1,852,396.14
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Pool Balance Summary		
	Balance	Count
Beginning Pool	361,391,614.70	21
Scheduled Principal	3,823.52	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	361,387,791.18	21

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	5,664.86
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	358.33
Total Servicing Fees	6,023.19

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	112,796.25
Less Recovered	0.00	(34,565.00)
Less Non Recovered	0.00	0.00
Ending Outstanding	0.00	78,231.25

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C6

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: 724113.1

Cash Reconciliation Summary Split Mortgage Junior Portion Loans

Interest Summary	
Current Scheduled Interest	383,679.45
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	383,679.45
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(2,562.40)
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	381,117.05
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(44.65)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(44.65)

Total Interest Due Certs	381,072.40
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	64,277.36
Advanced Scheduled Principal	0.00
Scheduled Principal	64,277.36
Unscheduled Principal:	
Curtailments	0.00
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	0.00
Remittance Principal	64,277.36

Remittance P&I Due Trust	445,394.41
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Remittance P&I Due Certs	445,349.76
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Pool Balance Summary		
	Balance	Count
Beginning Pool	76,545,277.03	13
Scheduled Principal	64,277.36	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	76,480,999.67	13

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	2,562.40
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	0.00
Total Servicing Fees	2,562.40

Cumulative Prepayment Consideration Received	
Prepayment Premiums	0.00
Yield Maintenance	0.00
Other Interest	0.00

PPIS Summary	
Gross PPIS	0.00
Reduced by PPiE	0.00
Reduced by Shortfalls in Fees	0.00
Reduced by Other Amounts	0.00
PPIS Reducing Scheduled Interest	0.00
PPIS Reducing Servicing Fee	0.00
PPIS Due Certificate	0.00

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	0.00	0.00
Plus Current Period	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-C6**

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: 724113.1
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-C6

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: 724113.1
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	78,908,913.14	5.230000%	343,911.35	0.00	0.00	343,911.35	343,911.35	0.00	0.00	30.00%	30.02%
A-2	30/360	30	220,000,000.00	5.262000%	964,700.00	0.00	0.00	964,700.00	964,700.00	0.00	0.00	30.00%	30.02%
A-3	30/360	30	41,000,000.00	5.337000%	182,347.50	0.00	0.00	182,347.50	182,347.50	0.00	0.00	30.00%	30.02%
A-AB	30/360	30	77,000,000.00	5.341000%	342,714.17	0.00	0.00	342,714.17	342,714.17	0.00	0.00	30.00%	30.02%
A-4	30/360	30	1,353,238,000.00	5.372000%	6,057,995.45	0.00	0.00	6,057,995.45	6,057,995.45	0.00	0.00	30.00%	30.02%
A-1A	30/360	30	361,391,183.72	5.342000%	1,608,793.09	0.00	0.00	1,608,793.09	1,608,793.09	0.00	0.00	30.00%	30.02%
A-M	30/360	30	304,663,000.00	5.413000%	1,374,284.02	0.00	0.00	1,374,284.02	1,374,284.02	0.00	0.00	20.00%	20.01%
A-J	30/360	30	228,496,000.00	5.452000%	1,038,133.49	0.00	0.00	1,038,133.49	1,038,133.49	0.00	0.00	12.50%	12.51%
B	30/360	30	26,658,000.00	5.472000%	121,560.48	0.00	0.00	121,560.48	121,560.48	0.00	0.00	11.63%	11.63%
C	30/360	30	49,508,000.00	5.482000%	226,169.05	0.00	0.00	226,169.05	226,169.05	0.00	0.00	10.00%	10.01%
D	30/360	30	30,466,000.00	5.502000%	139,686.61	0.00	0.00	139,686.61	139,686.61	0.00	0.00	9.00%	9.01%
E	30/360	30	15,233,000.00	5.541000%	70,338.38	0.00	0.00	70,338.38	70,338.38	0.00	0.00	8.50%	8.50%
F	30/360	30	38,083,000.00	5.570000%	176,768.59	0.00	0.00	176,768.59	176,768.59	0.00	0.00	7.25%	7.25%
X-CP	30/360		2,850,537,000.00	0.646743%	1,536,304.76	0.00	0.00	1,536,304.76	1,531,006.07	-5,298.69	5,298.69	NA	NA
X-CL	30/360		3,045,526,050.86	0.069901%	177,405.68	0.00	0.00	177,405.68	177,405.68	0.00	0.00	NA	NA
G	30/360	30	26,658,000.00	5.639000%	125,270.39	0.00	0.00	125,270.39	125,270.39	0.00	0.00	NA	NA
H	30/360	30	30,466,000.00	5.694123%	144,564.28	0.00	0.00	144,564.28	144,564.28	0.00	0.00	NA	NA
J	30/360	30	34,275,000.00	5.824123%	166,351.50	5,298.69	0.00	171,650.19	171,650.19	0.00	0.00	NA	NA
K	30/360	30	53,316,000.00	6.064123%	269,428.97	0.00	0.00	269,428.97	269,428.97	0.00	0.00	NA	NA
L	30/360	30	7,616,000.00	5.099000%	32,361.65	0.00	0.00	32,361.65	32,361.65	0.00	0.00	NA	NA
M	30/360	30	11,425,000.00	5.099000%	48,546.73	0.00	0.00	48,546.73	48,546.73	0.00	0.00	NA	NA
N	30/360	30	7,617,000.00	5.099000%	32,365.90	0.00	0.00	32,365.90	32,365.90	0.00	0.00	NA	NA
P	30/360	30	7,616,000.00	5.099000%	32,361.65	0.00	0.00	32,361.65	32,361.65	0.00	0.00	NA	NA
Q	30/360	30	3,809,000.00	5.099000%	16,185.08	0.00	0.00	16,185.08	16,185.08	0.00	0.00	NA	NA
S	30/360	30	11,424,000.00	5.099000%	48,542.48	0.00	0.00	48,542.48	48,542.48	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-C6

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: 724113.1
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)
T	30/360	30	26,658,954.00	5.099000%	113,278.34	0.00	0.00	113,278.34	113,278.34	0.00	0.00	NA	NA
JRP-1	30/360	30	305,725.04	5.974070%	1,522.02	0.00	0.00	1,522.02	1,522.02	0.00	0.00	NA	NA
JRP-2	30/360	30	2,104,192.00	5.974070%	10,475.49	0.00	0.00	10,475.49	10,475.49	0.00	0.00	NA	NA
JRP-3	30/360	30	2,819,259.00	5.974070%	14,035.38	0.00	0.00	14,035.38	14,035.38	0.00	0.00	NA	NA
JRP-4	30/360	30	1,938,289.00	5.974070%	9,649.56	0.00	0.00	9,649.56	9,649.56	0.00	0.00	NA	NA
JRP-5	30/360	30	1,934,652.00	5.974070%	9,631.46	0.00	0.00	9,631.46	9,631.46	0.00	0.00	NA	NA
JRP-6	30/360	30	1,938,289.00	5.974070%	9,649.56	0.00	0.00	9,649.56	9,649.56	0.00	0.00	NA	NA
JRP-7	30/360	30	1,937,077.00	5.974070%	9,643.53	0.00	0.00	9,643.53	9,643.53	0.00	0.00	NA	NA
JRP-8	30/360	30	2,109,023.00	5.974070%	10,499.54	0.00	0.00	10,499.54	10,499.54	0.00	0.00	NA	NA
JRP-9	30/360	30	3,778,933.00	5.974070%	18,813.01	0.00	0.00	18,813.01	18,813.01	0.00	0.00	NA	NA
JRP-10	30/360	30	6,577,663.00	5.974070%	32,746.19	0.00	0.00	32,746.19	32,746.19	0.00	0.00	NA	NA
JRP-11	30/360	30	14,098,128.00	5.974070%	70,186.01	0.00	0.00	70,186.01	70,186.01	0.00	0.00	NA	NA
JRP-12	30/360	30	13,532,753.00	5.974070%	67,371.35	0.00	0.00	67,371.35	67,371.35	0.00	0.00	NA	NA
JRP-13	30/360	30	5,294,821.00	5.974070%	26,359.69	0.00	0.00	26,359.69	26,359.69	0.00	0.00	NA	NA
JRP-14	30/360	30	4,978,737.00	5.974070%	24,786.10	0.00	0.00	24,786.10	24,786.10	0.00	0.00	NA	NA
JRP-15	30/360	30	2,532,036.00	5.974070%	12,605.47	0.00	0.00	12,605.47	12,605.47	0.00	0.00	NA	NA
JRP-16	30/360	30	2,518,154.00	5.974070%	12,536.36	0.00	0.00	12,536.36	12,536.36	0.00	0.00	NA	NA
JRP-17	30/360	30	8,147,546.00	5.974070%	40,561.68	0.00	0.00	40,561.68	40,561.68	0.00	0.00	NA	NA
R-III	30/360	30	0.00	0.000000%	0.00	0.00	0.00	0.00	0.01	0.00	0.00	NA	NA
V	30/360		0.00	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
					15,771,441.99	5,298.69	0.00	15,776,740.68	15,771,442.00	-5,298.69	5,298.69		

(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-C6

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: 724113.1
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	343,911.35	343,911.35
A-2	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	964,700.00	964,700.00
A-3	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182,347.50	182,347.50
A-AB	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	342,714.17	342,714.17
A-4	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,057,995.45	6,057,995.45
A-1A	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,608,793.09	1,608,793.09
A-M	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,374,284.02	1,374,284.02
A-J	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,038,133.49	1,038,133.49
B	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	121,560.48	121,560.48
C	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	226,169.05	226,169.05
D	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	139,686.61	139,686.61
E	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70,338.38	70,338.38
F	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	176,768.59	176,768.59
X-CP	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,536,304.76	1,531,006.07
X-CL	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	177,405.68	177,405.68
G	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125,270.39	125,270.39
H	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	144,564.28	144,564.28
J	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	5,298.69	0.00	0.00	0.00	171,650.19	171,650.19
K	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	269,428.97	269,428.97
L	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,361.65	32,361.65
M	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48,546.73	48,546.73
N	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,365.90	32,365.90
P	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,361.65	32,361.65
Q	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,185.08	16,185.08
S	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48,542.48	48,542.48

(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-C6

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: 724113.1
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		
T	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	113,278.34	113,278.34
JRP-1	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,522.02	1,522.02
JRP-2	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,475.49	10,475.49
JRP-3	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,035.38	14,035.38
JRP-4	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,649.56	9,649.56
JRP-5	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,631.46	9,631.46
JRP-6	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,649.56	9,649.56
JRP-7	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,643.53	9,643.53
JRP-8	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,499.54	10,499.54
JRP-9	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,813.01	18,813.01
JRP-10	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,746.19	32,746.19
JRP-11	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70,186.01	70,186.01
JRP-12	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67,371.35	67,371.35
JRP-13	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,359.69	26,359.69
JRP-14	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,786.10	24,786.10
JRP-15	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,605.47	12,605.47
JRP-16	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,536.36	12,536.36
JRP-17	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40,561.68	40,561.68
R-III	11-Nov-2006	11-Dec-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
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	5,298.69	0.00	0.00	0.00	15,776,740.68	15,771,442.00

(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-C6

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: 724113.1
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	80,000,000.00	78,908,913.14	584,534.94	0.00	0.00	0.00	0.00	0.00	0.00	78,324,378.20	10/17/2039	30.00%	30.02%
A-2	220,000,000.00	220,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	220,000,000.00	10/17/2039	30.00%	30.02%
A-3	41,000,000.00	41,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41,000,000.00	10/17/2039	30.00%	30.02%
A-AB	77,000,000.00	77,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77,000,000.00	10/17/2039	30.00%	30.02%
A-4	1,353,238,000.00	1,353,238,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,353,238,000.00	10/17/2039	30.00%	30.02%
A-1A	361,398,000.00	361,391,183.72	3,823.52	0.00	0.00	0.00	0.00	0.00	0.00	361,387,360.20	10/17/2039	30.00%	30.02%
A-M	304,663,000.00	304,663,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	304,663,000.00	10/17/2039	20.00%	20.01%
A-J	228,496,000.00	228,496,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	228,496,000.00	10/17/2039	12.50%	12.51%
B	26,658,000.00	26,658,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,658,000.00	10/17/2039	11.63%	11.63%
C	49,508,000.00	49,508,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49,508,000.00	10/17/2039	10.00%	10.01%
D	30,466,000.00	30,466,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,466,000.00	10/17/2039	9.00%	9.01%
E	15,233,000.00	15,233,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,233,000.00	10/17/2039	8.50%	8.50%
F	38,083,000.00	38,083,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,083,000.00	10/17/2039	7.25%	7.25%
G	26,658,000.00	26,658,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,658,000.00	10/17/2039	NA	NA
H	30,466,000.00	30,466,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,466,000.00	10/17/2039	NA	NA
J	34,275,000.00	34,275,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,275,000.00	10/17/2039	NA	NA
K	53,316,000.00	53,316,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53,316,000.00	10/17/2039	NA	NA
L	7,616,000.00	7,616,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,616,000.00	10/17/2039	NA	NA
M	11,425,000.00	11,425,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,425,000.00	10/17/2039	NA	NA
N	7,617,000.00	7,617,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,617,000.00	10/17/2039	NA	NA
P	7,616,000.00	7,616,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,616,000.00	10/17/2039	NA	NA
Q	3,809,000.00	3,809,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,809,000.00	10/17/2039	NA	NA
S	11,424,000.00	11,424,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,424,000.00	10/17/2039	NA	NA
T	26,658,954.00	26,658,954.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,658,954.00	10/17/2039	NA	NA



LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C6

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: 724113.1
Bond Principal Reconciliation

Class	Original Class Balance	Beginning Class Balance	Additions				Losses			Ending Class Balance	Rated Final Maturity	Credit Support	
			Scheduled Principal Payment	Unscheduled Principal Payment	Extra Principal Payment Amt	Prior Loss Reimburs.	Current Losses	Cumulative Losses	Interest on Losses			Original	Currentt
JRP-1	431,934.00	305,725.04	64,277.36	0.00	0.00	0.00	0.00	0.00	0.00	241,447.68	10/17/2039	NA	NA
JRP-2	2,104,192.00	2,104,192.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,104,192.00	10/17/2039	NA	NA
JRP-3	2,819,259.00	2,819,259.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,819,259.00	10/17/2039	NA	NA
JRP-4	1,938,289.00	1,938,289.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,938,289.00	10/17/2039	NA	NA
JRP-5	1,934,652.00	1,934,652.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,934,652.00	10/17/2039	NA	NA
JRP-6	1,938,289.00	1,938,289.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,938,289.00	10/17/2039	NA	NA
JRP-7	1,937,077.00	1,937,077.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,937,077.00	10/17/2039	NA	NA
JRP-8	2,109,023.00	2,109,023.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,109,023.00	10/17/2039	NA	NA
JRP-9	3,778,933.00	3,778,933.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,778,933.00	10/17/2039	NA	NA
JRP-10	6,577,663.00	6,577,663.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,577,663.00	10/17/2039	NA	NA
JRP-11	14,098,128.00	14,098,128.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,098,128.00	10/17/2039	NA	NA
JRP-12	13,532,753.00	13,532,753.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,532,753.00	10/17/2039	NA	NA
JRP-13	5,294,821.00	5,294,821.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,294,821.00	10/17/2039	NA	NA
JRP-14	4,978,737.00	4,978,737.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,978,737.00	10/17/2039	NA	NA
JRP-15	2,532,036.00	2,532,036.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,532,036.00	10/17/2039	NA	NA
JRP-16	2,518,154.00	2,518,154.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,518,154.00	10/17/2039	NA	NA
JRP-17	8,147,546.00	8,147,546.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,147,546.00	10/17/2039	NA	NA
R-III	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10/17/2039	NA	NA
V	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10/17/2039	NA	NA
	3,123,295,440.00	3,122,071,327.90	652,635.82	0.00	0.00	0.00	0.00	0.00	0.00	3,121,418,692.08			

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C6**

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: 724113.1

Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
A-1	50179MAA9	NR	Aaa	AAA			
A-2	50179MAB7	NR	Aaa	AAA			
A-3	50179MAC5	NR	Aaa	AAA			
A-AB	50179MAD3	NR	Aaa	AAA			
A-4	50179MAE1	NR	Aaa	AAA			
A-1A	50179MAF8	NR	Aaa	AAA			
A-M	50179MAG6	NR	Aaa	AAA			
A-J	50179MAH4	NR	Aaa	AAA			
B	50179MAJ 0	NR	Aa1	AA+			
C	50179MAK7	NR	Aa2	AA			
D	50179MAL5	NR	Aa3	AA-			
E	50179MAM3	NR	A1	A+			
F	50179MAN1	NR	A2	A			
X-CP	50179MAP6	NR	Aaa	AAA			
X-CL	50179MAQ4	NR	NR	AAA		Aaa	10/6/06
G	50179MBY6	NR	NR	A-		A3	10/6/06
H	50179MAR2	NR	NR	BBB+		Baa1	10/6/06
J	50179MAS0	NR	NR	BBB		Baa2	10/6/06
K	50179MAT8	NR	NR	BBB-		Baa3	10/6/06
L	50179MAU5	NR	NR	BB+		Ba1	10/6/06
M	50179MAV3	NR	NR	BB		Ba2	10/6/06
N	50179MAW1	NR	NR	BB-		Ba3	10/6/06

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-C6**

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: 724113.1

Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
P	50179MAX9	NR	NR	B+			
Q	50179MAY7	NR	NR	B			
S	50179MAZ4	NR	NR	B-			
T	50179MBA8	NR	NR	NR			
JRP-1	50179MBB6	NR	NR	AAA			
JRP-2	50179MBC4	NR	NR	AA+			
JRP-3	50179MBD2	NR	NR	AA			
JRP-4	50179MBE0	NR	NR	AA-			
JRP-5	50179MBF7	NR	NR	A+			
JRP-6	50179MBG5	NR	NR	A			
JRP-7	50179MBH3	NR	NR	A-			
JRP-8	50179MBJ9	NR	NR	BBB+			
JRP-9	50179MBK6	NR	NR	BBB			
JRP-10	50179MBL4	NR	NR	BBB-			
JRP-11	50179MBM2	NR	NR	BB+			
JRP-12	50179MBN0	NR	NR	BB			
JRP-13	50179MBP5	NR	NR	BB-			
JRP-14	50179MBQ3	NR	NR	B+			
JRP-15	50179MBR1	NR	NR	B			
JRP-16	50179MBS9	NR	NR	B-			
JRP-17	50179MBT7	NR	NR	NR			
V	9ABS6510	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-C6**

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: 724113.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary**

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
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	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-C6

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: 724113.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
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	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-C6

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: 724113.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
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	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	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-C6

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: 724113.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Split Mortgage Junior Portion 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	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-C6**

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: 724113.1

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
34	11-Nov-06	88,541.67	88,541.67	0.00	B				
45	11-Nov-06	61,900.00	61,900.00	0.00	B				
61	11-Nov-06	46,330.07	46,330.07	0.00	B				
68	11-Nov-06	36,166.67	36,166.67	0.00	B				
73	11-Nov-06	9,517.32	9,517.32	0.00	B				
82	11-Nov-06	11,775.00	11,775.00	0.00	A				
89	11-Nov-06	35,867.67	35,867.67	0.00	A				
112	11-Nov-06	20,440.00	20,440.00	0.00	B				
114	11-Nov-06	21,730.00	21,730.00	0.00	B				
123	11-Nov-06	28,325.00	28,325.00	0.00	A				
124	11-Nov-06	23,992.81	23,992.81	0.00	B				
125	11-Nov-06	35,059.64	35,059.64	0.00	B				
148	11-Nov-06	37,748.33	37,748.33	0.00	B				
163	11-Nov-06	47,122.50	47,122.50	0.00	B				
202	11-Nov-06	6,062.70	6,062.70	0.00	B				
210	11-Nov-06	31,108.75	31,108.75	0.00	A				
Total		541,688.12	541,688.12						
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-C6***

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: 724113.1
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	217	3,121,418,694	0	0	0	0	0	0	0	0	0	0	107	352	6.08%	6.06%
	100.00%	99.82%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Nov-06	217	3,122,071,330	0	0	0	0	0	0	0	0	0	0	108	352	6.27%	6.24%
	100.00%	99.84%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Oct-06	217	3,122,665,350	0	0	0	0	0	0	0	0	0	0	109	352	6.08%	6.06%
	100.00%	99.86%	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-C6***

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: 724113.1
Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
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	183	2,683,549,903	0	0	0	0	0	0	0	0	0	0	105	171	6.08%	6.05%
	84.33%	85.82%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Nov-06	183	2,684,134,438	0	0	0	0	0	0	0	0	0	0	106	171	6.26%	6.24%
	84.33%	85.84%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Oct-06	183	2,684,662,877	0	0	0	0	0	0	0	0	0	0	107	171	6.08%	6.05%
	84.33%	85.85%	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-C6**

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: 724113.1
Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
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	21	361,387,791	0	0	0	0	0	0	0	0	0	0	85	359	6.16%	6.14%
	9.68%	11.56%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Nov-06	21	361,391,615	0	0	0	0	0	0	0	0	0	0	86	359	6.36%	6.34%
	9.68%	11.56%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Oct-06	21	361,394,645	0	0	0	0	0	0	0	0	0	0	87	360	6.16%	6.14%
	9.68%	11.56%	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-C6**

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: 724113.1
Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Split Mortgage Junior Portion 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	13	76,481,000	0	0	0	0	0	0	0	0	0	0	110	281	6.01%	5.97%
	5.99%	2.45%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Nov-06	13	76,545,277	0	0	0	0	0	0	0	0	0	0	111	282	6.10%	6.06%
	5.99%	2.45%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Oct-06	13	76,607,828	0	0	0	0	0	0	0	0	0	0	112	283	6.02%	5.97%
	5.99%	2.45%	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-C6***

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: 724113.1
Historical Collateral Level Prepayment Report***

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

Current
Cumulative

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C6

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: 724113.1
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	31	44,450,090	1.42%	101	6.19%	0.00
2,000,001 to 4,000,000	63	191,537,769	6.14%	97	6.23%	0.00
4,000,001 to 6,000,000	44	220,342,360	7.06%	103	6.23%	0.00
6,000,001 to 8,000,000	17	117,456,762	3.76%	109	6.24%	0.00
8,000,001 to 10,000,000	8	68,835,000	2.21%	92	6.14%	0.00
10,000,001 to 15,000,000	18	219,125,476	7.02%	89	6.08%	0.00
15,000,001 to 20,000,000	11	194,595,974	6.23%	105	6.25%	0.00
20,000,001 to 25,000,000	4	94,230,000	3.02%	116	6.24%	0.00
25,000,001 to 50,000,000	11	421,745,419	13.51%	95	6.12%	0.00
50,000,001 to 75,000,000	3	196,750,000	6.30%	117	6.16%	0.00
75,000,001 to 100,000,000	2	161,349,845	5.17%	116	6.00%	0.00
100,000,001 to 150,000,000	2	271,000,000	8.68%	116	5.75%	0.00
150,000,001 & Above	3	920,000,000	29.47%	116	6.02%	0.00
217 3,121,418,694 100.00%						

Average Schedule Balance 14,384,418
Maximum Schedule Balance 400,000,000
Minimum Schedule Balance 468,439

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	1	11,836,652	0.38%	109	5.51%	0.00
121 to 180	1	3,722,429	0.12%	159	6.57%	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
2 15,559,081 0.50%						

Minimum Remaining Term 109
Maximum Remaining Term 159

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	38,542,260	1.23%	48	5.21%	0.00
5.500% to 5.750%	15	691,772,223	22.16%	114	5.68%	0.00
5.750% to 6.000%	19	449,123,660	14.39%	109	5.88%	0.00
6.000% to 6.250%	81	833,431,095	26.70%	94	6.15%	0.00
6.250% to 6.500%	81	983,819,902	31.52%	111	6.38%	0.00
6.500% to 6.750%	17	119,187,147	3.82%	142	6.56%	0.00
6.750% to 7.000%	2	5,542,407	0.18%	98	6.85%	0.00
7.000% to 7.250%	0	0	0.00%	0	0.00%	0.00
7.250% & Above	0	0	0.00%	0	0.00%	0.00
217 3,121,418,694 100.00%						

Minimum Mortgage Interest Rate 5.200%
Maximum Mortgage Interest Rate 6.860%

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	56	437,286,318	14.01%	53	6.05%	0.00
61 to 120	157	2,612,198,686	83.69%	115	6.08%	0.00
121 to 180	2	56,374,609	1.81%	177	6.53%	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
215 3,105,859,613 99.50%						

Minimum Remaining Term 44
Maximum Remaining Term 177

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C6

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: 724113.1
Mortgage Loan Characteristics

Distribution of DSCR (PFY)

Debt Service Coverage Ratio	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
0.001 1.190	0	0	0.00%	0	0.00%	0.00
1.200 1.290	0	0	0.00%	0	0.00%	0.00
1.291 1.400	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	217	3,121,418,694	100.00%	107	6.08%	0.00
	217	3,121,418,694	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
0.000 1.190	7	115,194,393	3.69%	117	6.16%	0.00
1.200 1.290	89	1,219,299,437	39.06%	107	6.15%	0.00
1.300 1.390	16	159,183,140	5.10%	102	6.28%	0.00
1.400 1.490	50	290,359,528	9.30%	84	6.16%	0.00
1.500 1.590	11	132,020,280	4.23%	114	5.90%	0.00
1.600 1.690	7	67,299,314	2.16%	77	5.66%	0.00
1.700 1.790	5	356,539,797	11.42%	116	5.68%	0.00
1.800 1.890	2	411,836,652	13.19%	117	6.39%	0.00
1.900 1.990	4	150,121,180	4.81%	117	5.78%	0.00
2.000 & Above	24	201,014,975	6.44%	105	5.94%	0.00
	215	3,102,868,694	99.41%			

Maximum DSCR 4.400

Minimum DSCR 1.000

Geographic Distribution

Geographic Location	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Massachusetts	9	468,448,914	15.01%	115	5.75%	0.00
New York	11	463,321,289	14.84%	113	6.37%	0.00
California	22	373,168,211	11.96%	112	6.05%	0.00
Texas	24	285,215,701	9.14%	112	5.97%	0.00
Virginia	8	213,818,992	6.85%	104	6.10%	0.00
Missouri	11	188,982,585	6.05%	106	5.84%	0.00
Florida	29	188,925,168	6.05%	95	6.13%	0.00
Georgia	10	142,969,542	4.58%	62	6.09%	0.00
Pennsylvania	8	103,915,554	3.33%	113	6.22%	0.00
Multiple States	4	98,302,412	3.15%	90	5.97%	0.00
Ohio	5	89,310,509	2.86%	108	6.13%	0.00
Connecticut	4	62,407,607	2.00%	163	6.49%	0.00
Michigan	4	53,769,786	1.72%	111	6.16%	0.00
Maryland	1	49,250,000	1.58%	115	6.21%	0.00
Illinois	9	48,759,093	1.56%	88	6.25%	0.00
Louisiana	4	46,159,242	1.48%	115	6.38%	0.00
New Jersey	7	37,154,267	1.19%	87	6.38%	0.00
Arizona	3	36,326,956	1.16%	115	6.37%	0.00
North Carolina	9	30,102,972	0.96%	115	6.15%	0.00
Nevada	4	27,282,429	0.87%	122	6.30%	0.00
Kansas	6	22,613,000	0.72%	54	6.09%	0.00
Washington	2	13,605,153	0.44%	116	6.19%	0.00
Tennessee	3	13,019,317	0.42%	116	6.21%	0.00
Indiana	3	12,065,550	0.39%	114	6.08%	0.00
South Carolina	2	10,264,879	0.33%	112	5.84%	0.00
Wisconsin	2	9,387,289	0.30%	117	6.27%	0.00
Vermont	3	8,971,504	0.29%	98	6.25%	0.00
Mississippi	2	7,033,000	0.23%	116	6.45%	0.00
Kentucky	2	5,820,000	0.19%	54	6.09%	0.00
South Dakota	1	3,390,766	0.11%	117	6.20%	0.00
Alabama	1	2,181,008	0.07%	116	6.03%	0.00
Colorado	1	2,068,549	0.07%	116	6.73%	0.00
New Hampshire	1	1,298,130	0.04%	56	6.30%	0.00
Delaware	1	1,080,200	0.03%	56	6.30%	0.00
Rhode Island	1	1,029,119	0.03%	56	6.30%	0.00
	217	3,121,418,694	100.00%			

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C6

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Record Date: 30-Nov-06

ABN AMRO Acct: 724113.1
Mortgage Loan Characteristics

Distribution of Property Types

Property Types	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Office	31	1,347,246,431	43.16%	113	6.04%	0.00
Retail	94	1,017,710,617	32.60%	116	6.08%	0.00
Multifamily	19	357,160,000	11.44%	85	6.15%	0.00
Self Storage	44	185,951,153	5.96%	67	6.09%	0.00
Lodging	10	84,611,734	2.71%	85	6.19%	0.00
Mobile Home Park	10	76,866,805	2.46%	116	6.44%	0.00
Industrial	5	28,211,373	0.90%	114	6.01%	0.00
Mixed Use	4	23,660,581	0.76%	116	6.31%	0.00
	217	3,121,418,694	100.00%			

Distribution of Loan Seasoning

Number of Months	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	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 48	0	0	0.00%	0	0.00%	0.00
49 to 60	0	0	0.00%	0	0.00%	0.00
61 to 72	0	0	0.00%	0	0.00%	0.00
73 to 84	0	0	0.00%	0	0.00%	0.00
85 to 96	0	0	0.00%	0	0.00%	0.00
97 to 108	0	0	0.00%	0	0.00%	0.00
109 to 120	0	0	0.00%	0	0.00%	0.00
121 or More	0	0	0.00%	0	0.00%	0.00
	0	0	0.00%			

Distribution of Amortization Type

Amortization Type	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Amortizing Balloon	75	507,146,066	16.25%	112	6.13%	0.00
Full Amortizing	2	15,559,081	0.50%	121	5.76%	0.00
IO Maturity Balloon	63	1,702,615,547	54.55%	106	6.09%	0.00
IO/Amortizing/Balloon	77	896,098,000	28.71%	108	6.06%	0.00
	217	3,121,418,694	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	2	43,200,000	1.38%	45	5.42%	0.00
2011	54	394,086,318	12.63%	54	6.12%	0.00
2012	0	0	0.00%	0	0.00%	0.00
2013	3	69,000,000	2.21%	79	6.26%	0.00
2014	0	0	0.00%	0	0.00%	0.00
2015	0	0	0.00%	0	0.00%	0.00
2016	155	2,555,035,337	81.85%	116	6.07%	0.00
2017 & Greater	3	60,097,038	1.93%	176	6.53%	0.00
	217	3,121,418,694	100.00%			

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Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
1	LUBS6C6A	Retail	11-Jul-16	0.00		MS	3,483,000	6.57%	19,069			
2	LUBS6C6A	Retail	11-Aug-16	0.00		CA	13,500,000	6.09%	68,513			
3	LUBS6C6A	Retail	11-Jun-16	0.00		CA	180,000,000	5.84%	875,925			
4	LUBS6C6A	Retail	11-Sep-16	0.00		MO	140,000,000	5.74%	670,133			
5	LUBS6C6A	Office	11-Jul-16	0.00		TX	131,000,000	5.75%	627,708			
7	LUBS6C6A	Retail	1-Aug-16	0.00		OH	76,696,901	6.10%	466,616			
8	LUBS6C6A	Retail	11-Sep-16	0.00		MA	5,532,000	6.10%	28,121			
9	LUBS6C6A	Retail	11-Jun-16	0.00		GA	4,477,052	6.37%	28,059			
11	LUBS6C6A	Mobile Home Park	11-Sep-16	0.00		xx	54,550,000	6.45%	293,206			
12	LUBS6C6B	Multifamily	11-Jul-16	0.00		MD	49,250,000	6.21%	254,869			
13	LUBS6C6A	Retail	11-Sep-21	0.00		CT	49,210,000	6.53%	267,579			
14	LUBS6C6A	Office	11-Jun-16	0.00		VA	46,400,000	6.20%	239,733			
15	LUBS6C6A	Lodging	11-Aug-13	0.00		IL	14,200,000	6.50%	76,917			
16	LUBS6C6B	Multifamily	11-Jul-11	0.00		VA	45,610,000	6.21%	236,032			
18	LUBS6C6A	Retail	1-Aug-16	0.00		MI	37,850,419	6.10%	230,278			
19	LUBS6C6A	Retail	11-Aug-16	0.00		CA	6,976,063	6.32%	43,419			
20	LUBS6C6A	Office	11-Sep-16	0.00		CA	30,000,000	6.26%	156,375			
21	LUBS6C6B	Multifamily	11-Jul-16	0.00		LA	22,650,000	6.38%	120,328			
22	LUBS6C6B	Multifamily	11-May-11	0.00		GA	26,000,000	5.91%	128,050			
23	LUBS6C6A	Retail	11-Jul-16	0.00		CA	24,900,000	6.40%	132,800			
24	LUBS6C6A	Retail	1-Aug-16	0.00		VA	84,652,943	5.91%	504,574			
25	LUBS6C6P	Office	11-Sep-10	0.00		xx	37,000,000	5.20%	160,333			
26	LUBS6C6B	Multifamily	11-Jul-16	0.00		LA	19,150,000	6.38%	101,734			
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27	LUBS6C6A	Retail	11-Sep-16	0.00		TX	3,960,000	6.26%	20,658			
28	LUBS6C6A	Retail	11-Sep-16	0.00		NV	18,100,000	6.18%	93,215			
29	LUBS6C6A	Self Storage	11-Jun-11	0.00		MO	3,056,000	6.09%	15,502			
30	LUBS6C6A	Lodging	11-Jul-11	0.00		FL	17,611,934	5.69%	110,442			
31	LUBS6C6A	Retail	11-Aug-16	0.00		MS	3,550,000	6.33%	18,726			
32	LUBS6C6A	Retail	11-Oct-16	0.00		FL	17,500,000	6.34%	92,517			
33	LUBS6C6A	Office	11-Sep-16	0.00		MA	17,100,000	6.45%	91,913			
34	LUBS6C6A	Retail	11-Aug-16	0.00		FL	17,000,000	6.27%	88,825			B
35	LUBS6C6B	Multifamily	11-Jul-13	0.00		TX	29,000,000	6.11%	147,658			
36	LUBS6C6A	Office	11-Aug-16	0.00		MA	71,200,000	5.90%	350,304			
37	LUBS6C6B	Multifamily	11-May-11	0.00		GA	13,850,000	6.19%	71,443			
38	LUBS6C6A	Mobile Home Park	11-Sep-16	0.00		IN	2,670,522	6.07%	16,177			
39	LUBS6C6A	Self Storage	11-Jun-11	0.00		NY	13,350,000	6.09%	67,718			
40	LUBS6C6A	Self Storage	11-Jun-11	0.00		NY	13,275,000	6.09%	67,337			
41	LUBS6C6B	Multifamily	11-Jul-16	0.00		GA	12,800,000	5.58%	59,520			
42	LUBS6C6B	Multifamily	11-Jul-16	0.00		AZ	12,650,000	6.16%	64,937			
43	LUBS6C6B	Multifamily	11-Jul-16	0.00		TX	12,600,000	5.58%	58,590			
44	LUBS6C6A	Office	1-Jan-16	0.00		NY	11,836,652	5.51%	145,242			
45	LUBS6C6A	Office	11-Aug-16	0.00		MA	340,000,000	5.65%	1,601,321			
45	LUBS6C6A	Industrial	11-Aug-16	0.00		MO	12,000,000	6.21%	62,100			B
46	LUBS6C6A	Self Storage	11-Jun-11	0.00		IL	3,175,000	6.09%	16,105			
47	LUBS6C6A	Office	11-Aug-16	0.00		NY	4,800,000	6.32%	25,280			
48	LUBS6C6A	Retail	11-Jun-16	0.00		NC	10,841,181	6.12%	66,194			
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Loan Level Detail

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49	LUBS6C6A	Retail	11-Aug-16	0.00		FL	2,350,000	6.26%	12,259			
50	LUBS6C6A	Self Storage	11-Jun-11	0.00		GA	3,680,000	6.09%	18,667			
51	LUBS6C6A	Self Storage	11-Jun-11	0.00		NJ	10,150,000	6.09%	51,486			
52	LUBS6C6A	Self Storage	11-Jun-11	0.00		MO	10,110,000	6.09%	51,283			
53	LUBS6C6A	Office	11-Jul-16	0.00		CA	9,200,000	6.33%	48,530			
54	LUBS6C6A	Retail	11-Aug-16	0.00		TX	3,765,000	6.26%	19,641			
55	LUBS6C6A	Self Storage	11-Jun-11	0.00		FL	8,840,000	6.09%	44,841			
56	LUBS6C6A	Office	11-Aug-16	0.00		CA	8,600,000	6.26%	44,828			
57	LUBS6C6A	Self Storage	11-Jun-11	0.00		FL	8,550,000	6.09%	43,370			
58	LUBS6C6A	Industrial	11-Mar-16	0.00		SC	8,310,000	5.71%	39,542			
60	LUBS6C6B	Multifamily	11-May-11	0.00		GA	45,625,000	6.15%	233,828			
61	LUBS6C6A	Mixed Use	11-Oct-16	0.00		WA	7,636,384	6.12%	46,457			B
62	LUBS6C6A	Lodging	11-Aug-16	0.00		PA	7,623,721	6.30%	47,351			
63	LUBS6C6A	Retail	11-Oct-16	0.00		MI	7,586,258	6.05%	45,810			
64	LUBS6C6B	Multifamily	11-Jul-16	0.00		TX	7,200,000	5.58%	33,480			
65	LUBS6C6A	Retail	11-Jun-21	0.00		VA	7,164,609	6.53%	45,651			
66	LUBS6C6B	Multifamily	11-Sep-16	0.00		AZ	17,535,000	6.53%	95,420			
67	LUBS6C6A	Retail	11-Aug-16	0.00		NY	7,000,000	6.18%	36,050			
68	LUBS6C6A	Retail	11-Sep-16	0.00		CT	7,000,000	6.22%	36,283			B
70	LUBS6C6A	Self Storage	11-Jun-11	0.00		KS	6,760,000	6.09%	34,290			
71	LUBS6C6A	Lodging	11-Jun-16	0.00		PA	6,550,000	6.33%	34,551			
72	LUBS6C6A	Retail	11-Sep-16	0.00		NC	2,775,000	6.43%	14,869			
73	LUBS6C6A	Retail	11-Aug-16	0.00		NY	1,393,095	6.60%	9,541			B
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75	LUBS6C6A	Retail	11-Feb-16	0.00		AZ	6,141,956	6.34%	38,523			
76	LUBS6C6A	Retail	11-Aug-16	0.00		CA	5,025,623	6.05%	25,348			
77	LUBS6C6A	Retail	11-Aug-11	0.00		DE	1,080,200	6.30%	5,671			
78	LUBS6C6A	Mixed Use	11-Jun-16	0.00		WA	5,968,769	6.28%	37,060			
79	LUBS6C6A	Retail	11-Jul-16	0.00		VA	17,400,000	6.18%	89,610			
80	LUBS6C6A	Self Storage	11-Jun-11	0.00		MO	5,784,000	6.09%	29,339			
81	LUBS6C6A	Self Storage	11-Jun-11	0.00		FL	5,715,000	6.09%	28,989			
82	LUBS6C6A	Retail	11-Aug-16	0.00		TX	2,250,000	6.30%	11,813			A
83	LUBS6C6A	Retail	11-Aug-16	0.00		TX	5,589,000	6.10%	28,411			
84	LUBS6C6A	Retail	11-Sep-16	0.00		TN	5,550,000	6.11%	28,259			
85	LUBS6C6A	Retail	11-Aug-16	0.00		IL	6,240,000	6.27%	32,604			
86	LUBS6C6A	Office	11-Jul-16	0.00		NY	5,140,000	6.24%	26,741			
87	LUBS6C6A	Mobile Home Park	11-Sep-11	0.00		TX	1,645,198	6.86%	11,129			
88	LUBS6C6A	Retail	11-Aug-11	0.00		PA	6,395,039	6.30%	33,574			
89	LUBS6C6A	Lodging	11-Sep-16	0.00		VA	5,329,245	6.45%	35,957			A
90	LUBS6C6A	Office	11-Aug-16	0.00		NJ	3,936,950	6.47%	24,889			
91	LUBS6C6A	Office	11-Jul-16	0.00		TN	5,300,000	6.24%	27,560			
92	LUBS6C6A	Retail	11-Sep-16	0.00		SC	1,954,879	6.38%	12,234			
93	LUBS6C6A	Retail	11-Aug-11	0.00		VT	2,796,504	6.30%	14,682			
94	LUBS6C6B	Multifamily	11-Jul-16	0.00		NC	5,240,000	6.19%	27,030			
95	LUBS6C6A	Self Storage	11-Jun-11	0.00		KS	3,608,000	6.09%	18,302			
96	LUBS6C6A	Retail	11-Jul-16	0.00		CA	5,200,000	6.30%	27,300			
98	LUBS6C6A	Mobile Home Park	11-Sep-16	0.00		TX	5,200,000	6.14%	26,607			
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99	LUBS6C6A	Retail	11-Aug-11	0.00		RI	1,029,119	6.30%	5,403			
100	LUBS6C6A	Retail	11-Jul-16	0.00		IN	5,477,028	6.34%	34,187			
101	LUBS6C6A	Retail	11-Sep-16	0.00		CA	2,692,250	5.94%	16,084			
102	LUBS6C6A	Retail	11-Jul-16	0.00		FL	4,996,656	6.56%	32,074			
103	LUBS6C6A	Retail	11-Aug-11	0.00		OH	5,005,457	6.30%	26,279			
104	LUBS6C6A	Self Storage	11-Jun-11	0.00		MO	4,920,000	6.09%	24,957			
105	LUBS6C6A	Self Storage	11-Jun-11	0.00		MO	4,840,000	6.09%	24,551			
106	LUBS6C6A	Retail	11-Aug-11	0.00		MA	3,578,673	6.30%	18,788			
107	LUBS6C6A	Mixed Use	11-Aug-16	0.00		CT	4,726,237	6.52%	32,132			
108	LUBS6C6A	Self Storage	11-Jun-11	0.00		IL	4,706,000	6.09%	23,871			
109	LUBS6C6A	Retail	11-Oct-16	0.00		NJ	4,650,000	6.28%	24,335			
110	LUBS6C6A	Self Storage	11-Jun-11	0.00		FL	2,540,000	6.09%	12,884			
111	LUBS6C6A	Retail	11-Aug-16	0.00		TX	4,395,000	6.26%	22,927			
112	LUBS6C6A	Self Storage	11-Feb-16	0.00		CA	4,200,000	5.86%	20,510			B
113	LUBS6C6A	Lodging	11-Sep-16	0.00		WI	4,108,807	6.38%	27,544			
114	LUBS6C6A	Self Storage	11-Jul-16	0.00		NJ	4,100,000	6.38%	21,798			B
115	LUBS6C6A	Retail	11-Sep-16	0.00		TX	4,060,000	6.26%	21,180			
116	LUBS6C6A	Retail	11-Aug-11	0.00		NY	4,031,963	6.30%	21,168			
117	LUBS6C6A	Retail	11-Aug-11	0.00		MA	2,132,575	6.30%	11,196			
118	LUBS6C6A	Retail	11-May-16	0.00		CA	3,927,945	5.79%	23,184			
119	LUBS6C6B	Multifamily	11-Aug-10	0.00		NJ	6,200,000	6.71%	34,668			
120	LUBS6C6A	Mobile Home Park	11-Oct-16	0.00		NY	1,497,336	6.13%	9,119			
121	LUBS6C6A	Industrial	11-Mar-16	0.00		IN	3,918,000	5.71%	18,643			
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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)
122	LUBS6C6A	Retail	11-Aug-16	0.00		NC	3,894,000	6.10%	19,795			
123	LUBS6C6A	Self Storage	11-Aug-16	0.00		TX	5,500,000	6.20%	28,417			A
124	LUBS6C6A	Office	11-Jul-16	0.00		NJ	3,834,109	6.39%	24,057			B
125	LUBS6C6Q	Retail	10-Mar-20	0.00		NV	3,722,429	6.57%	35,122			B
126	LUBS6C6A	Retail	11-Aug-16	0.00		TX	1,450,000	6.36%	7,685			
127	LUBS6C6A	Self Storage	11-Jun-11	0.00		IL	3,760,000	6.09%	19,073			
128	LUBS6C6A	Retail	11-Aug-11	0.00		MA	3,705,666	6.30%	19,455			
129	LUBS6C6A	Retail	11-Aug-11	0.00		OH	1,209,935	6.30%	6,352			
130	LUBS6C6A	Self Storage	11-Jun-16	0.00		NV	3,600,000	6.72%	20,160			
131	LUBS6C6A	Retail	11-Jul-16	0.00		VA	3,586,751	6.00%	21,537			
132	LUBS6C6A	Retail	11-Aug-16	0.00		PA	3,587,463	6.24%	22,142			
133	LUBS6C6A	Mixed Use	11-Sep-16	0.00		FL	5,329,191	6.43%	33,526			
135	LUBS6C6A	Retail	11-Aug-16	0.00		IL	1,175,501	5.98%	7,601			
136	LUBS6C6A	Retail	11-Jul-16	0.00		NC	1,030,000	6.21%	5,330			
137	LUBS6C6A	Self Storage	11-May-16	0.00		FL	1,335,507	5.67%	7,808			
138	LUBS6C6A	Office	11-Sep-16	0.00		SD	3,390,766	6.20%	20,824			
139	LUBS6C6A	Office	11-Sep-16	0.00		NY	400,000,000	6.42%	2,139,290			
140	LUBS6C6A	Retail	11-Aug-11	0.00		OH	3,585,233	6.30%	18,822			
141	LUBS6C6A	Retail	11-Oct-16	0.00		VT	3,150,000	6.12%	16,065			
142	LUBS6C6A	Self Storage	11-Jun-11	0.00		KY	3,140,000	6.09%	15,928			
143	LUBS6C6A	Retail	11-Sep-16	0.00		MO	3,116,585	6.24%	19,221			
144	LUBS6C6A	Self Storage	11-Jun-11	0.00		KS	3,100,000	6.09%	15,725			
145	LUBS6C6A	Self Storage	11-May-16	0.00		GA	2,087,490	6.31%	13,012			
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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-C6**

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: 724113.1

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)
147	LUBS6C6A	Self Storage	11-Jun-11	0.00		KS	2,975,000	6.09%	15,091			B
148	LUBS6C6A	Self Storage	11-Aug-16	0.00		VT	3,025,000	6.35%	16,007			
148	LUBS6C6A	Office	11-Sep-16	0.00		FL	7,100,000	6.40%	37,867			
149	LUBS6C6A	Lodging	11-Aug-16	0.00		TX	2,885,697	6.60%	19,763			
150	LUBS6C6A	Retail	11-Aug-11	0.00		OH	2,812,983	6.30%	14,768			
151	LUBS6C6A	Self Storage	11-Aug-16	0.00		MA	1,400,000	6.35%	7,408			
152	LUBS6C6C	Office	11-Aug-16	0.00		MA	23,800,000	5.93%	117,572			
153	LUBS6C6A	Retail	11-Jul-16	0.00		CA	18,000,000	6.36%	95,325			
154	LUBS6C6A	Self Storage	11-Jun-11	0.00		KY	2,680,000	6.09%	13,594			
155	LUBS6C6A	Office	11-Sep-16	0.00		TX	18,072,401	6.36%	112,808			
156	LUBS6C6A	Office	11-Jun-16	0.00		CA	2,600,000	6.33%	13,709			B
157	LUBS6C6A	Retail	11-Aug-11	0.00		IL	2,598,800	6.30%	13,644			
158	LUBS6C6A	Retail	11-Jul-16	0.00		FL	2,589,797	6.60%	16,605			
159	LUBS6C6A	Retail	11-Aug-16	0.00		FL	10,562,644	5.99%	68,032			
160	LUBS6C6A	Office	11-Sep-16	0.00		PA	71,000,000	6.19%	366,242			
161	LUBS6C6A	Self Storage	11-May-16	0.00		FL	2,516,539	5.60%	14,566			
163	LUBS6C6B	Multifamily	11-Sep-11	0.00		GA	9,150,000	6.20%	47,275			
164	LUBS6C6A	Industrial	11-Jul-16	0.00		FL	2,365,080	6.34%	14,763			
165	LUBS6C6A	Office	11-Jul-16	0.00		FL	8,025,000	6.15%	41,128			
166	LUBS6C6A	Retail	11-Oct-16	0.00		FL	10,500,000	6.34%	55,510			
167	LUBS6C6A	Retail	11-Jun-16	0.00		CA	2,300,000	5.92%	11,347			
168	LUBS6C6A	Self Storage	11-Jun-11	0.00		KS	2,280,000	6.09%	11,565			
169	LUBS6C6A	Office	11-Aug-16	0.00		IL	11,600,000	6.14%	59,353			
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(1) Legend:	A. In Grace Period B. Late Payment but < 1 month delinq	1. Delinquent 1 month 2. Delinquent 2 months	3. Delinquent 3+ months 4. Performing Matured Balloon			5. Non Performing Matured Balloon 7. Foreclosure			9. REO			

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C6**

Statement Date: 15-Dec-06
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ABN AMRO Acct: 724113.1

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)
170	LUBS6C6A	Retail	11-Jul-16	0.00		CA	5,250,000	6.27%	27,431			
171	LUBS6C6A	Retail	11-Aug-16	0.00		AL	2,181,008	6.03%	13,166			
172	LUBS6C6A	Retail	11-Sep-16	0.00		TN	2,169,317	6.38%	13,576			
173	LUBS6C6B	Mobile Home Park	11-Jul-16	0.00		LA	2,159,242	6.48%	13,675			
174	LUBS6C6A	Retail	11-Jul-16	0.00		CA	6,000,000	6.19%	30,950			
175	LUBS6C6A	Self Storage	11-Jun-11	0.00		FL	4,960,000	6.09%	25,160			
176	LUBS6C6A	Self Storage	11-Jun-11	0.00		MO	2,080,000	6.09%	10,551			
177	LUBS6C6A	Office	11-Jul-16	0.00		FL	2,070,491	6.34%	13,066			
178	LUBS6C6B	Mobile Home Park	11-Aug-16	0.00		CO	2,068,549	6.73%	13,431			
179	LUBS6C6A	Office	11-Jun-16	0.00		CA	2,000,000	6.40%	10,667			
180	LUBS6C6A	Retail	11-Jun-16	0.00		NV	1,860,000	6.10%	9,455			
181	LUBS6C6A	Retail	11-Jul-16	0.00		NC	1,816,755	6.55%	11,589			
182	LUBS6C6A	Mobile Home Park	11-Sep-16	0.00		TX	1,795,508	6.59%	11,484			
183	LUBS6C6A	Self Storage	11-Jun-11	0.00		MO	1,776,000	6.09%	9,009			
184	LUBS6C6A	Retail	11-Jul-16	0.00		PA	1,716,609	6.51%	11,784			
185	LUBS6C6A	Office	11-Sep-16	0.00		TX	22,880,000	6.26%	119,262			
187	LUBS6C6A	Industrial	11-Jul-16	0.00		TX	1,618,293	6.39%	10,154			
189	LUBS6C6A	Retail	11-Aug-11	0.00		CT	1,471,370	6.30%	7,725			
190	LUBS6C6A	Retail	11-Aug-16	0.00		FL	5,835,163	5.98%	37,535			
191	LUBS6C6A	Self Storage	11-Jun-11	0.00		KS	3,890,000	6.09%	19,732			
192	LUBS6C6A	Self Storage	11-Sep-16	0.00		TX	2,310,000	6.20%	11,935			
193	LUBS6C6A	Retail	11-Aug-16	0.00		NC	2,918,306	6.03%	17,617			
194	LUBS6C6A	Retail	11-Aug-16	0.00		PA	5,480,847	6.24%	33,829			
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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-C6**

Statement Date: 15-Dec-06
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ABN AMRO Acct: 724113.1

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)
195	LUBS6C6A	Self Storage	11-Jun-11	0.00		MO	1,300,000	6.09%	6,594			
196	LUBS6C6A	Retail	11-Aug-11	0.00		NH	1,298,130	6.30%	6,815			
197	LUBS6C6A	Lodging	11-Sep-16	0.00		WI	5,278,483	6.18%	34,734			
198	LUBS6C6A	Retail	11-Jun-16	0.00		TX	5,198,839	6.45%	32,854			
199	LUBS6C6A	Self Storage	11-May-16	0.00		NC	1,119,293	5.60%	6,479			
200	LUBS6C6A	Retail	11-Aug-11	0.00		MI	4,435,900	6.30%	23,288			
201	LUBS6C6A	Lodging	11-Jul-16	0.00		MI	3,897,209	6.85%	27,332			
202	LUBS6C6A	Mobile Home Park	11-Sep-16	0.00		NY	997,243	6.13%	6,079			B
203	LUBS6C6A	Self Storage	11-Sep-16	0.00		TX	3,290,766	6.06%	19,913			
204	LUBS6C6D	Lodging	11-Jul-11	0.00		FL	17,126,639	5.99%	111,676			
205	LUBS6C6A	Self Storage	11-Sep-16	0.00		TX	3,400,000	6.16%	17,453			
206	LUBS6C6A	Retail	11-Sep-16	0.00		FL	2,493,254	6.23%	15,360			
207	LUBS6C6A	Retail	11-Aug-16	0.00		IL	1,303,792	5.98%	8,431			
208	LUBS6C6F	Retail	11-Aug-16	0.00		FL	4,306,836	6.38%	29,130			
208	LUBS6C6A	Mobile Home Park	11-Jul-16	0.00		NJ	4,283,207	6.62%	27,519			
209	LUBS6C6G	Retail	11-Aug-16	0.00		CA	3,999,377	6.30%	20,980			
209	LUBS6C6A	Retail	11-Sep-16	0.00		xx	1,573,368	5.98%	10,161			
210	LUBS6C6H	Retail	11-Jul-16	0.00		FL	1,974,524	5.99%	11,721			
210	LUBS6C6B	Multifamily	11-Sep-16	0.00		TX	6,150,000	6.09%	31,211			A
211	LUBS6C6I	Retail	11-May-16	0.00		CA	4,836,953	5.78%	28,513			
211	LUBS6C6A	Office	11-Aug-11	0.00		GA	11,000,000	6.42%	58,804			
212	LUBS6C6J	Retail	11-Jul-16	0.00		VA	3,675,442	6.25%	22,833			
212	LUBS6C6A	Retail	11-Jul-16	0.00		xx	5,179,044	6.49%	32,833			
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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-C6**

Statement Date: 15-Dec-06
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Record Date: 30-Nov-06

ABN AMRO Acct: 724113.1

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)
213	LUBS6C6K	Self Storage	11-May-16	0.00		FL	1,055,859	5.51%	6,032			
213	LUBS6C6A	Office	11-Jul-13	0.00		CA	25,800,000	6.29%	135,128			
214	LUBS6C6L	Office	11-Jul-16	0.00		FL	4,400,062	5.83%	25,883			
214	LUBS6C6B	Multifamily	11-May-11	0.00		GA	14,300,000	6.19%	73,764			
215	LUBS6C6M	Retail	11-Jul-16	0.00		PA	1,561,876	5.90%	9,931			
215	LUBS6C6B	Multifamily	11-Jul-16	0.00		LA	2,200,000	6.38%	11,688			
216	LUBS6C6N	Self Storage	11-May-16	0.00		FL	1,542,260	5.49%	8,785			
216	LUBS6C6A	Office	11-Aug-16	0.00		CA	8,160,000	6.26%	42,534			
217	LUBS6C6O	Self Storage	11-May-16	0.00		NC	468,439	5.51%	2,676			
217	LUBS6C6E	Retail	11-Aug-16	0.00		FL	7,732,732	6.37%	52,225			
							3,121,418,694		16,482,265	0		
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(1) Legend:	A. In Grace Period	1. Delinquent 1 month	3. Delinquent 3+ months			5. Non Performing Matured Balloon			9. REO			
	B. Late Payment but < 1 month delinq	2. Delinquent 2 months	4. Performing Matured Balloon			7. Foreclosure						

Statement Date: 15-Dec-06
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ABN AMRO Acct: 724113.1

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**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C6**

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: 724113.1
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-C6***

Statement Date: 15-Dec-06
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ABN AMRO Acct: 724113.1

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

Disclosure Control #	Resolution Strategy	Comments

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C6***

Statement Date: 15-Dec-06
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***ABN AMRO Acct: 724113.1
Modified Loan Detail***

Disclosure Control #	Ending Principal Balance	Modification Date	Cutoff Maturity Date	Modified Maturity Date	Modification Description

Modified Loan Detail includes loans whose terms, fees, penalties or payments have been waived or extended.

*LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C6*

Statement Date: 15-Dec-06
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Record Date: 30-Nov-06

*ABN AMRO Acct: 724113.1
Maturity Extension Summary*

Loans which have had their Maturity Dates extended

Number of Loans:	0
Stated Principal Balance outstanding:	0.00
Weighted Average Extension Period:	0

Loans in the process of having their Maturity Dates extended

Number of Loans:	0
Stated Principal Balance outstanding:	0.00
Weighted Average Extension Period:	0

Loans in the process of having their Maturity Dates further extended

Number of Loans:	0
Cutoff Principal Balance:	0.00
Weighted Average Extension Period:	0

Loans paid-off that did experience Maturity Date extensions

Number of Loans:	0
Cutoff Principal Balance:	0.00
Weighted Average Extension Period:	0

Loans paid-off that did not experience Maturity Date extensions

Number of Loans:	0
Cutoff Principal Balance:	0.00

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
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Realized Loss Detail

Period	Disclosure Control #	Appraisal Date	Appraisal Value	Beginning Scheduled Balance	Gross Proceeds	Gross Proceeds as a % of Sched. Balance	Aggregate Liquidation Expenses *	Net Liquidation Proceeds	Net Proceeds as a % of Sched. Balance	Realized Loss

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2006-C6***

Statement Date: 15-Dec-06
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***ABN AMRO Acct: 724113.1
Bond/Collateral Realized Loss Reconciliation***

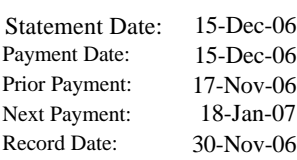
Prospectus ID	Period	Beginning Balance of the Loan at Liquidation	Aggregate Realized Loss on Loans	Prior Realized Loss Applied to Certificates	Amounts Covered by Overcollateralization and other Credit	Interest (Shortages)/ Excesses applied to Realized Losses	Modification Adjustments/Appraisal Reduction 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



***LB-UBS Commercial Mortgage Trust
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***ABN AMRO Acct: 724113.1
Material Breaches and Material Document Defect Detail***

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

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
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Statement Date: 15-Dec-06
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ABN AMRO Acct: 724113.1

Legend

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