



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

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C1***

Statement Date: 17-May-07
Payment Date: 17-May-07
Prior Payment: 17-Apr-07
Next Payment: 15-Jun-07
Record Date: 30-Apr-07

Administrator:

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nick.xeros@abnamro.com

***ABN AMRO Acct: 724493.1
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Analyst:

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Monthly Data File Name:	LUBS07C1_200705_3.ZIP	Cash Reconciliation Summary	Page 2-3	First Payment Date:	16-Mar-2007
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Parties to the Transaction

Depositor: Structured Asset Securities Corporation II
Master Servicer: KeyCorp Real Estate Capital Markets, Inc.
Underwriter: Lehman Brothers Inc./Wachovia Capital Markets, LLC/UBS Global Asset Management (US) Inc.
Special Servicer: Midland Loan Services, Inc.
Rating Agency: Fitch Ratings/Standard & Poor's Rating Services

Information is available for this issue from the following sources

LaSalle Web Site	www.etrustee.net
LaSalle Factor Line	800.246.5761

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C1

Statement Date: 17-May-07
Payment Date: 17-May-07
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Record Date: 30-Apr-07

WAC: 5.988495%
WAMM: 102

REMIC III
ABN AMRO Acct: 724493.1

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 50179AAA5	62,000,000.00	60,214,537.98 971.202225484	831,648.83 13.413690806	0.00 0.000000000	0.00 0.000000000	59,382,889.15 957.788534677	270,513.81 4.363125968	0.00 0.000000000	5.3910000000% Fixed
A-2 50179AAB3	211,000,000.00	211,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	211,000,000.00 1000.000000000	935,081.66 4.431666635	0.00 0.000000000	5.3180000000% Fixed
A-3 50179AAC1	225,000,000.00	225,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	225,000,000.00 1000.000000000	1,012,125.00 4.498333333	0.00 0.000000000	5.3980000000% Fixed
A-AB 50179AAD9	95,000,000.00	95,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	95,000,000.00 1000.000000000	427,737.50 4.502500000	0.00 0.000000000	5.4030000000% Fixed
A-4 50179AAE7	1,156,051,000.00	1,156,051,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,156,051,000.00 1000.000000000	5,225,350.52 4.520000000	0.00 0.000000000	5.4240000000% Fixed
A-1A 50179AAF4	850,172,000.00	850,119,224.05 999.937923208	24,615.31 0.028953329	0.00 0.000000000	0.00 0.000000000	850,094,608.74 999.908969879	3,819,160.61 4.492221115	0.00 0.000000000	5.3910000000% Fixed
A-M 50179AAG2	371,318,000.00	371,318,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	371,318,000.00 1000.000000000	1,687,949.74 4.545833329	0.00 0.000000000	5.4550000000% Fixed
A-J 50179AAH0	315,620,000.00	315,620,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	315,620,000.00 1000.000000000	1,442,383.40 4.570000000	0.00 0.000000000	5.4840000000% Fixed
B 50179AAJ6	27,849,000.00	27,849,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	27,849,000.00 1000.000000000	127,966.16 4.595000180	0.00 0.000000000	5.5140000000% Fixed
C 50179AAK3	55,697,000.00	55,697,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	55,697,000.00 1000.000000000	256,809.58 4.610833259	0.00 0.000000000	5.5330000000% 5.4840000000%
D 50179AAL1	37,132,000.00	37,132,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	37,132,000.00 1000.000000000	172,137.76 4.635833244	0.00 0.000000000	5.5630000000% 5.3835000000%
E 50179AAM9	18,566,000.00	18,566,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	18,566,000.00 1000.000000000	86,362.84 4.651666487	0.00 0.000000000	5.5820000000% 5.5820000000%
F 50179AAN7	32,490,000.00	32,490,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	32,490,000.00 1000.000000000	151,944.90 4.676666667	0.00 0.000000000	5.6120000000% 5.4310000000%
G 50179AAS6/U5140EAB2/50179ABG1	32,491,000.00	32,491,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	32,491,000.00 1000.000000000	152,734.77 4.700833154	0.00 0.000000000	5.6410000000% 5.5321000000%
H 50179AAT4/U5140EAC0/50179ABH9	41,773,000.00	41,773,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	41,773,000.00 1000.000000000	198,698.87 4.756633950	0.00 0.000000000	5.7080000000% 5.8912000000%
J 50179AAU1/U5140EAD8/50179ABJ5	41,773,000.00	41,773,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	41,773,000.00 1000.000000000	202,179.95 4.839967204	0.00 0.000000000	5.8080000000% 6.1517000000%
K 50179AAV9/U5140EAE6/50179ABK2	51,056,000.00	51,056,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	51,056,000.00 1000.000000000	251,789.50 4.931633892	0.00 0.000000000	5.9180000000% 6.1012000000%

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)
L	9,283,000.00	9,283,000.00	0.00	0.00	0.00	9,283,000.00	40,148.98	0.00	5.1900000000%
50179AAW7/U5140EAF3/50179ABL0		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.325000539	0.000000000	Fixed
M	9,283,000.00	9,283,000.00	0.00	0.00	0.00	9,283,000.00	40,148.98	0.00	5.1900000000%
50179AAX5/U5140EAG1/50179ABM8		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.325000539	0.000000000	Fixed
N	9,283,000.00	9,283,000.00	0.00	0.00	0.00	9,283,000.00	40,148.98	0.00	5.1900000000%
50179AAY3/U5140EAH9/50179ABN6		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.325000539	0.000000000	Fixed
P	4,642,000.00	4,642,000.00	0.00	0.00	0.00	4,642,000.00	20,076.65	0.00	5.1900000000%
50179AAZ0/U5140EAJ5/50179ABP1		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.325000000	0.000000000	Fixed
Q	9,283,000.00	9,283,000.00	0.00	0.00	0.00	9,283,000.00	40,148.98	0.00	5.1900000000%
50179ABA4/U5140EAK2/50179ABQ9		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.325000539	0.000000000	Fixed
S	9,283,000.00	9,283,000.00	0.00	0.00	0.00	9,283,000.00	40,148.98	0.00	5.1900000000%
50179ABB2/U5140EAL0/50179ABR7		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.325000539	0.000000000	Fixed
T	37,131,833.00	37,131,833.00	0.00	0.00	0.00	37,131,833.00	160,595.17	0.00	5.1900000000%
50179ABC0/U5140EAM8/50179ABSS		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	4.324588016	0.000000000	Fixed
BMP	33,457,011.00	34,076,042.18	0.00	0.00	319,352.35	34,395,394.53	0.00	0.00	11.2379200000%
50179ABD8/U5140EAN6/50179ABT3		1018.502285814	0.000000000	0.000000000	9.545154826	1028.047440640	0.000000000	0.000000000	Fixed
XCL	928,294,208.00	927,834,648.76	0.00	0.00	0.00	927,620,582.72	45,337.05	0.00	0.0586359382%
50179AAR8/U5140EAA4/50179ABF3	N	999.504942249	0.000000000	0.000000000	0.000000000	999.274340751	0.048839096	0.000000000	
XCP	861,922,250.00	861,922,250.00	0.00	0.00	0.00	861,922,250.00	329,817.90	0.00	0.4591846671%
50179AAP2	N	1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	0.382653888	0.000000000	
XW	2,784,882,625.00	2,783,503,946.27	0.00	0.00	0.00	2,782,861,748.17	1,125,464.84	0.00	0.4852006090%
50179AAQ0	N	999.504941891	0.000000000	0.000000000	0.000000000	999.274340393	0.404133672	0.000000000	
R-III	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0000000000%
50179ABX4/U5140EAR7/50179ABY2		0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	Fixed
Total	3,746,633,844.00	3,745,414,637.21	856,264.14	0.00	319,352.35	3,744,877,725.42	18,302,947.79	0.00	

Total P&I Payment 19,159,211.93

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Cash Reconciliation Summary

Interest Summary	
Current Scheduled Interest	11,138,014.19
Less Deferred Interest	(319,352.35)
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	7,530,178.89
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	18,348,840.73
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(44,207.63)
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	18,304,633.10
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(1,685.34)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(1,685.34)

Total Interest Due Certs	18,302,947.76
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	269,589.25
Advanced Scheduled Principal	586,674.88
Scheduled Principal	856,264.13
Unscheduled Principal:	
Curtailments	0.01
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	0.01
Remittance Principal	856,264.14

Remittance P&I Due Trust	19,160,897.24
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Remittance P&I Due Certs	19,159,211.90
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Pool Balance Summary		
	Balance	Count
Beginning Pool	3,745,415,084.91	146
Scheduled Principal	856,264.13	0
Unscheduled Principal	0.01	0
Deferred Interest	319,352.35	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	3,744,878,173.12	146

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	44,207.63
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	22,974.62
Total Servicing Fees	67,182.25

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	488,468.97	9,420,969.40
Plus Current Period	586,674.88	7,530,178.89
Less Recovered	(488,468.97)	(7,662,966.67)
Less Non Recovered	0.00	0.00
Ending Outstanding	586,674.88	9,288,181.62

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Cash Reconciliation Summary Loan Group I

Interest Summary	
Current Scheduled Interest	7,137,290.13
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	7,020,655.06
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	14,157,945.19
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(30,794.15)
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	14,127,151.04
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(1,287.47)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(1,287.47)

Total Interest Due Certs	14,125,863.57
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	244,973.94
Advanced Scheduled Principal	586,674.88
Scheduled Principal	831,648.82
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	831,648.82

Remittance P&I Due Trust	14,958,799.86
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Remittance P&I Due Certs	14,957,512.39
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Pool Balance Summary		
	Balance	Count
Beginning Pool	2,861,219,311.75	105
Scheduled Principal	831,648.82	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	2,860,387,662.93	105

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

Servicing Fee Summary	
Current Servicing Fees	30,794.15
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	21,394.45
Total Servicing Fees	52,188.60

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	488,468.97	8,106,990.22
Plus Current Period	586,674.88	7,020,655.06
Less Recovered	(488,468.97)	(6,348,987.49)
Less Non Recovered	0.00	0.00
Ending Outstanding	586,674.88	8,778,657.79

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Cash Reconciliation Summary Loan Group II

Interest Summary	
Current Scheduled Interest	3,681,371.71
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	509,523.83
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	4,190,895.54
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(13,413.48)
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	4,177,482.06
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(382.54)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(382.54)

Total Interest Due Certs	4,177,099.52
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	24,615.31
Advanced Scheduled Principal	0.00
Scheduled Principal	24,615.31
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	24,615.31

Remittance P&I Due Trust	4,202,097.37
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Remittance P&I Due Certs	4,201,714.83
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Pool Balance Summary		
	Balance	Count
Beginning Pool	850,119,285.00	40
Scheduled Principal	24,615.31	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	850,094,669.69	40

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	13,413.48
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	1,580.17
Total Servicing Fees	14,993.65

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	987,146.80
Plus Current Period	0.00	509,523.83
Less Recovered	0.00	(987,146.80)
Less Non Recovered	0.00	0.00
Ending Outstanding	0.00	509,523.83

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Cash Reconciliation Summary Bethany Maryland Portfolio

Interest Summary	
Current Scheduled Interest	319,352.35
Less Deferred Interest	(319,352.35)
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	0.00
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	0.00
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(15.33)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(15.33)

Total Interest Due Certs	-15.33
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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	0.01
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	0.01
Remittance Principal	0.01

Remittance P&I Due Trust	0.01
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Remittance P&I Due Certs	-15.32
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Pool Balance Summary		
	Balance	Count
Beginning Pool	34,076,488.16	1
Scheduled Principal	0.00	0
Unscheduled Principal	0.01	0
Deferred Interest	319,352.35	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	34,395,840.50	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	0.00
Total Servicing Fees	0.00

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	326,832.38
Plus Current Period	0.00	0.00
Less Recovered	0.00	(326,832.38)
Less Non Recovered	0.00	0.00
Ending Outstanding	0.00	0.00

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C1**

Statement Date: 17-May-07
Payment Date: 17-May-07
Prior Payment: 17-Apr-07
Next Payment: 15-Jun-07
Record Date: 30-Apr-07

**ABN AMRO Acct: 724493.1
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 2007-C1

Statement Date: 17-May-07
Payment Date: 17-May-07
Prior Payment: 17-Apr-07
Next Payment: 15-Jun-07
Record Date: 30-Apr-07

ABN AMRO Acct: 724493.1
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	60,214,537.98	5.391000%	270,513.81	0.00	0.00	270,513.81	270,513.81	0.00	0.00	24.83%	24.85%
A-2	30/360	30	211,000,000.00	5.318000%	935,081.66	0.00	0.00	935,081.66	935,081.66	0.00	0.00	24.83%	24.85%
A-3	30/360	30	225,000,000.00	5.398000%	1,012,125.00	0.00	0.00	1,012,125.00	1,012,125.00	0.00	0.00	24.83%	24.85%
A-AB	30/360	30	95,000,000.00	5.403000%	427,737.50	0.00	0.00	427,737.50	427,737.50	0.00	0.00	24.83%	24.85%
A-4	30/360	30	1,156,051,000.00	5.424000%	5,225,350.52	0.00	0.00	5,225,350.52	5,225,350.52	0.00	0.00	24.83%	24.85%
A-1A	30/360	30	850,119,224.05	5.391000%	3,819,160.60	0.00	0.00	3,819,160.61	3,819,160.61	0.00	0.00	24.83%	24.85%
A-M	30/360	30	371,318,000.00	5.455000%	1,687,949.74	0.00	0.00	1,687,949.74	1,687,949.74	0.00	0.00	14.09%	14.10%
A-J	30/360	30	315,620,000.00	5.484000%	1,442,383.40	0.00	0.00	1,442,383.40	1,442,383.40	0.00	0.00	4.97%	4.97%
B	30/360	30	27,849,000.00	5.514000%	127,966.16	0.00	0.00	127,966.16	127,966.16	0.00	0.00	4.16%	4.16%
C	30/360	30	55,697,000.00	5.533000%	256,809.58	0.00	0.00	256,809.58	256,809.58	0.00	0.00	2.55%	2.55%
D	30/360	30	37,132,000.00	5.563000%	172,137.76	0.00	0.00	172,137.76	172,137.76	0.00	0.00	1.48%	1.48%
E	30/360	30	18,566,000.00	5.582000%	86,362.84	0.00	0.00	86,362.84	86,362.84	0.00	0.00	0.94%	0.94%
F	30/360	30	32,490,000.00	5.612000%	151,944.90	0.00	0.00	151,944.90	151,944.90	0.00	0.00	0.00%	0.00%
G	30/360	30	32,491,000.00	5.641000%	152,734.77	0.00	0.00	152,734.77	152,734.77	0.00	0.00	0.00%	0.00%
H	30/360	30	41,773,000.00	5.708000%	198,698.87	0.00	0.00	198,698.87	198,698.87	0.00	0.00	0.00%	0.00%
J	30/360	30	41,773,000.00	5.808000%	202,179.95	0.00	0.00	202,179.95	202,179.95	0.00	0.00	0.00%	0.00%
K	30/360	30	51,056,000.00	5.918000%	251,789.50	0.00	0.00	251,789.50	251,789.50	0.00	0.00	0.00%	0.00%
L	30/360	30	9,283,000.00	5.190000%	40,148.98	0.00	0.00	40,148.98	40,148.98	0.00	0.00	0.00%	0.00%
M	30/360	30	9,283,000.00	5.190000%	40,148.98	0.00	0.00	40,148.98	40,148.98	0.00	0.00	0.00%	0.00%
N	30/360	30	9,283,000.00	5.190000%	40,148.98	0.00	0.00	40,148.98	40,148.98	0.00	0.00	0.00%	0.00%
P	30/360	30	4,642,000.00	5.190000%	20,076.65	0.00	0.00	20,076.65	20,076.65	0.00	0.00	0.00%	0.00%
Q	30/360	30	9,283,000.00	5.190000%	40,148.98	0.00	0.00	40,148.98	40,148.98	0.00	0.00	0.00%	0.00%
S	30/360	30	9,283,000.00	5.190000%	40,148.98	0.00	0.00	40,148.98	40,148.98	0.00	0.00	0.00%	0.00%
T	30/360	30	37,131,833.00	5.190000%	160,595.18	0.00	0.00	160,579.88	160,579.88	0.00	0.00	.00%	.00%
BMP	Act/360	15	34,076,042.18	11.237920%	319,352.35	0.00	0.00	0.00	0.00	-319,352.35	645,949.03	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 2007-C1

Statement Date: 17-May-07
Payment Date: 17-May-07
Prior Payment: 17-Apr-07
Next Payment: 15-Jun-07
Record Date: 30-Apr-07

ABN AMRO Acct: 724493.1
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)
XCL	30/360	30	927,834,648.76	0.058636%	45,337.05	0.00	0.00	45,337.05	45,337.05	0.00	0.00	NA	NA
XCP	30/360	30	861,922,250.00	0.459185%	329,817.90	0.00	0.00	329,817.90	329,817.90	0.00	0.00	NA	NA
XW	30/360	30	2,783,503,946.27	0.485201%	1,125,464.84	0.00	0.00	1,125,464.84	1,125,464.84	0.00	0.00	NA	NA
R-III	30/360	30	0.00	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
					18,622,315.43	0.00	0.00	18,302,947.79	18,302,947.79	-319,352.35	645,949.03		

(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 2007-C1

Statement Date: 17-May-07
Payment Date: 17-May-07
Prior Payment: 17-Apr-07
Next Payment: 15-Jun-07
Record Date: 30-Apr-07

ABN AMRO Acct: 724493.1
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	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	270,513.81	270,513.81
A-2	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	935,081.66	935,081.66
A-3	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,012,125.00	1,012,125.00
A-AB	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	427,737.50	427,737.50
A-4	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,225,350.52	5,225,350.52
A-1A	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,819,160.61	3,819,160.61
A-M	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,687,949.74	1,687,949.74
A-J	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,442,383.40	1,442,383.40
B	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	127,966.16	127,966.16
C	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	256,809.58	256,809.58
D	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	172,137.76	172,137.76
E	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	86,362.84	86,362.84
F	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	151,944.90	151,944.90
G	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	152,734.77	152,734.77
H	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	198,698.87	198,698.87
J	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	202,179.95	202,179.95
K	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	251,789.50	251,789.50
L	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40,148.98	40,148.98
M	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40,148.98	40,148.98
N	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40,148.98	40,148.98
P	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,076.65	20,076.65
Q	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40,148.98	40,148.98
S	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40,148.98	40,148.98
T	16-Apr-2007	16-May-2007	15.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	160,579.88	160,579.88
BMP	16-Apr-2007	1-May-2007	326,596.68	0.00	0.00	0.00	0.00	0.00	319,352.35	0.00	0.00	0.00

(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 2007-C1

Statement Date: 17-May-07
 Payment Date: 17-May-07
 Prior Payment: 17-Apr-07
 Next Payment: 15-Jun-07
 Record Date: 30-Apr-07

ABN AMRO Acct: 724493.1
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		
XCL	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,337.05	45,337.05
XCP	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	329,817.90	329,817.90
XW	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,125,464.84	1,125,464.84
R-III	16-Apr-2007	16-May-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			326,611.84	0.00	0.00	0.00	0.00	0.00	319,352.35	0.00	18,302,947.79	18,302,947.79

(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 2007-C1

Statement Date: 17-May-07
Payment Date: 17-May-07
Prior Payment: 17-Apr-07
Next Payment: 15-Jun-07
Record Date: 30-Apr-07

ABN AMRO Acct: 724493.1
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
A-1	62,000,000.00	60,214,537.98	831,648.83	0.00	0.00	0.00	0.00	0.00	0.00	59,382,889.15	2/17/2040	24.83%	24.85%
A-2	211,000,000.00	211,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	211,000,000.00	2/17/2040	24.83%	24.85%
A-3	225,000,000.00	225,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225,000,000.00	2/17/2040	24.83%	24.85%
A-AB	95,000,000.00	95,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95,000,000.00	2/17/2040	24.83%	24.85%
A-4	1,156,051,000.00	1,156,051,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,156,051,000.00	2/17/2040	24.83%	24.85%
A-1A	850,172,000.00	850,119,224.05	24,615.31	0.00	0.00	0.00	0.00	0.00	0.00	850,094,608.74	2/17/2040	24.83%	24.85%
A-M	371,318,000.00	371,318,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	371,318,000.00	2/17/2040	14.09%	14.10%
A-J	315,620,000.00	315,620,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	315,620,000.00	2/17/2040	4.97%	4.97%
B	27,849,000.00	27,849,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,849,000.00	2/17/2040	4.16%	4.16%
C	55,697,000.00	55,697,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55,697,000.00	2/17/2040	2.55%	2.55%
D	37,132,000.00	37,132,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,132,000.00	2/17/2040	1.48%	1.48%
E	18,566,000.00	18,566,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,566,000.00	2/17/2040	0.94%	0.94%
F	32,490,000.00	32,490,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,490,000.00	2/17/2040	0.00%	0.00%
G	32,491,000.00	32,491,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,491,000.00	2/17/2040	0.00%	0.00%
H	41,773,000.00	41,773,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41,773,000.00	2/17/2040	0.00%	0.00%
J	41,773,000.00	41,773,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41,773,000.00	2/17/2040	0.00%	0.00%
K	51,056,000.00	51,056,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51,056,000.00	2/17/2040	0.00%	0.00%
L	9,283,000.00	9,283,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,283,000.00	2/17/2040	0.00%	0.00%
M	9,283,000.00	9,283,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,283,000.00	2/17/2040	0.00%	0.00%
N	9,283,000.00	9,283,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,283,000.00	2/17/2040	0.00%	0.00%
P	4,642,000.00	4,642,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,642,000.00	2/17/2040	0.00%	0.00%
Q	9,283,000.00	9,283,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,283,000.00	2/17/2040	0.00%	0.00%
S	9,283,000.00	9,283,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,283,000.00	2/17/2040	0.00%	0.00%
T	37,131,833.00	37,131,833.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,131,833.00	2/17/2040	0.00%	0.00%

Statement Date:	17-May-07
Payment Date:	17-May-07
Prior Payment:	17-Apr-07
Next Payment:	15-Jun-07
Record Date:	30-Apr-07

ABN AMRO Acct: 724493.1
Bond Principal Reconciliation

[illegible]

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C1**

Statement Date: 17-May-07
Payment Date: 17-May-07
Prior Payment: 17-Apr-07
Next Payment: 15-Jun-07
Record Date: 30-Apr-07

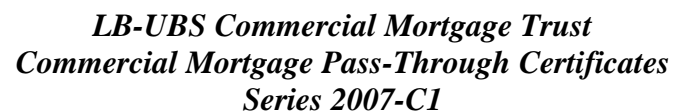
ABN AMRO Acct: 724493.1

Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
A-1	50179AAA5	AAA		AAA			
A-2	50179AAB3	AAA		AAA			
A-3	50179AAC1	AAA		AAA			
A-AB	50179AAD9	AAA		AAA			
A-4	50179AAE7	AAA		AAA			
A-1A	50179AAF4	AAA		AAA			
A-M	50179AAG2	AAA		AAA			
A-J	50179AAH0	AAA		AAA			
B	50179AAJ6	AA+		AA+			
C	50179AAK3	AA		AA			
D	50179AAL1	AA-		AA-			
E	50179AAM9	A+		A+			
F	50179AAN7	A		A			
G	50179AAS6	A-		A-			
H	50179AAT4	BBB+		BBB+			
J	50179AAU1	BBB		BBB			
K	50179AAV9	BBB-		BBB-			
L	50179AAW7	BB+		BB+			
M	50179AAX5	BB		BB			
N	50179AAY3	BB-		BB-			
P	50179AAZ0	NR		B+			
Q	50179ABA4	NR		B			

NR - Designates that the class was not rated by the rating agency.

(1) Changed ratings provided on this report are based on information provided by the applicable rating agency via electronic transmission. It shall be understood that this transmission will generally have been provided to LaSalle within 30 days of the payment date listed on this statement. Because ratings may have changed during the 30 day window, or may not be being provided by the rating agency in an electronic format and therefore not being updated on this report, LaSalle recommends that investors obtain current rating information directly from the rating agency.



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Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
S	50179ABB2	NR		B-			
T	50179ABC0	NR		NR			
BMP	50179ABD8	NR		NR			
XCL	50179AAR8	AAA		AAA			
XCP	50179AAP2	AAA		AAA			
XW	50179AAQ0	AAA		AAA			

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 2007-C1**

Statement Date: 17-May-07
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Next Payment: 15-Jun-07
Record Date: 30-Apr-07

**ABN AMRO Acct: 724493.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary**

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
5/17/2007	1	362,000,000.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.68%	9.67%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
4/17/2007	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
3/16/2007	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

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ABN AMRO Acct: 724493.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Loan Group I

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
5/17/2007	1	362,000,000.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.95%	12.66%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
4/17/2007	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
3/16/2007	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

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**ABN AMRO Acct: 724493.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Loan Group II**

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
5/17/2007	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
4/17/2007	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
3/16/2007	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

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Commercial Mortgage Pass-Through Certificates
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ABN AMRO Acct: 724493.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Bethany Maryland Portfolio

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
5/17/2007	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
4/17/2007	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
3/16/2007	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

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Delinquent Loan Detail

Disclosure Control #	Paid Thru Date	Current P&I Advance	Outstanding P&I Advances**	Out. Property Protection Advances	Loan Status Code (1)	Special Servicer Transfer Date	Foreclosure Date	Bankruptcy Date	REO Date
1	11-Mar-07	1,701,098.34	3,459,101.07	0.00	I				
3	11-Apr-07	1,506,500.00	1,506,500.00	0.00	B				
4	11-Apr-07	1,429,200.00	1,429,200.00	0.00	B				
5	11-Apr-07	1,160,045.83	1,160,045.83	0.00	B				
7	11-Apr-07	691,927.08	691,927.08	0.00	A				
11	11-Apr-07	961,441.70	961,441.70	0.00	B				
46	11-Apr-07	69,816.67	69,816.67	0.00	B				
84	11-Apr-07	28,330.50	28,330.50	0.00	B				
100	11-Apr-07	21,146.09	21,146.09	0.00	B				
102	11-Apr-07	20,835.75	20,835.75	0.00	B				
103	11-Apr-07	20,825.00	20,825.00	0.00	B				
10A	11-Apr-07	267,171.67	267,171.67	0.00	B				
10B	11-Apr-07	73,553.33	73,553.33	0.00	B				
10C	11-Apr-07	58,410.00	58,410.00	0.00	B				
10D	11-Apr-07	55,165.00	55,165.00	0.00	B				
10E	11-Apr-07	8,653.33	8,653.33	0.00	B				
116	11-Apr-07	24,493.48	24,493.48	0.00	A				
117	11-Apr-07	18,240.00	18,240.00	0.00	B				
Total		8,116,853.77	9,874,856.50						
(1) :Legend : <div> <div>A. In Grace Period</div> <div>B. Late Payment but < 1 month delinq.</div> </div> <div> <div>1. Delinq. 1 month</div> <div>2. Delinq. 2 months</div> </div> <div> <div>3. Delinquent 3 + months</div> <div>4. Performing Matured Balloon</div> </div> <div> <div>5. Non Performing Matured Balloon</div> <div>7. Foreclosure</div> </div> <div> <div>9. REO</div> </div>									

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

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

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
17-May-07	146	3,744,878,173	0	0	0	0	0	0	0	0	0	0	102	325	5.99%	5.97%
	,866.67%	99.95%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Apr-07	142	3,745,415,085	0	0	0	0	0	0	0	0	0	0	103	326	6.19%	6.17%
	,733.33%	99.97%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
16-Mar-07	142	3,745,803,669	0	0	0	0	0	0	0	0	0	0	104	326	5.49%	5.47%
	,733.33%	99.98%	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.

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**ABN AMRO Acct: 724493.1
Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Loan Group I**

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
17-May-07	105	2,860,387,663	0	0	0	0	0	0	0	0	0	0	108	322	5.95%	5.92%
	,500.00%	76.35%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Apr-07	105	2,861,219,312	0	0	0	0	0	0	0	0	0	0	110	323	6.14%	6.12%
	,500.00%	76.37%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
16-Mar-07	105	2,861,914,111	0	0	0	0	0	0	0	0	0	0	111	323	5.55%	5.53%
	,500.00%	76.39%	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.

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***Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Loan Group II***

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
17-May-07	40	850,094,670	0	0	0	0	0	0	0	0	0	0	83	356	5.92%	5.90%
	,333.33%	22.69%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Apr-07	36	850,119,285	0	0	0	0	0	0	0	0	0	0	83	357	6.12%	6.09%
	,200.00%	22.69%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
16-Mar-07	36	850,139,902	0	0	0	0	0	0	0	0	0	0	84	358	5.52%	5.50%
	,200.00%	22.69%	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.

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Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Bethany Maryland Portfolio**

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
17-May-07	1	34,395,841	0	0	0	0	0	0	0	0	0	0	55		11.25%	11.25%
	33.33%	0.92%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Apr-07	1	34,076,488	0	0	0	0	0	0	0	0	0	0	56		11.62%	11.62%
	33.33%	0.91%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
16-Mar-07	1	33,749,656	0	0	0	0	0	0	0	0	0	0	57		0.00%	-0.02%
	33.33%	0.90%	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.

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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	11	18,948,010	0.51%	110	6.44%	0.00
2,000,000 to 4,000,000	26	88,180,280	2.35%	112	5.95%	0.00
4,000,000 to 6,000,000	23	112,862,696	3.01%	114	5.92%	0.00
6,000,000 to 8,000,000	12	84,849,125	2.27%	110	5.92%	0.00
8,000,000 to 10,000,000	9	81,986,716	2.19%	122	5.83%	0.32
10,000,000 to 15,000,000	19	229,903,260	6.14%	107	5.82%	0.07
15,000,000 to 20,000,000	15	266,731,416	7.12%	102	5.88%	0.00
20,000,000 to 25,000,000	6	142,600,000	3.81%	115	5.79%	0.00
25,000,000 to 50,000,000	10	384,055,228	10.26%	91	6.42%	0.35
50,000,000 to 75,000,000	5	276,985,381	7.40%	102	5.87%	0.00
75,000,000 to 100,000,000	1	81,096,061	2.17%	107	5.59%	0.00
100,000,000 to 125,000,000	3	337,280,000	9.01%	75	6.11%	0.00
125,000,000 & Above	6	1,639,400,000	43.78%	106	5.96%	0.00
146 3,744,878,173 100.00%						

Average Schedule Balance 25,649,851
Maximum Schedule Balance 362,000,000
Minimum Schedule Balance 1,225,000

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 84	0	0	0.00%	0	0.00%	0.00
85 to 120	1	81,096,061	2.17%	107	5.59%	0.00
121 to 144	0	0	0.00%	0	0.00%	0.00
145 & Above	0	0	0.00%	0	0.00%	0.00
1 81,096,061 2.17%						

Distribution of Mortgage Interest Rates

Current Mortgage Interest Rate	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0.000% to 5.500%	1	29,715,011	0.79%	116	5.27%	4.50
5.501% to 5.750%	39	1,538,574,561	41.08%	106	5.67%	0.00
5.751% to 6.000%	59	680,419,845	18.17%	108	5.86%	0.03
6.001% to 6.250%	27	631,451,940	16.86%	101	6.05%	0.04
6.251% to 6.500%	11	587,826,598	15.70%	104	6.39%	0.00
6.501% & Above	9	276,890,217	7.39%	62	7.18%	0.00
146 3,744,878,173 100.00%						

Minimum Mortgage Interest Rate 5.265%
Maximum Mortgage Interest Rate 11.246%

Distribution of Remaining Term (Balloon)

Balloon Mortgage Loans	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0 to 60	18	714,492,047	19.08%	55	6.33%	0.00
61 to 84	3	224,881,773	6.01%	80	6.42%	0.00
85 to 120	122	2,699,228,292	72.08%	116	5.87%	0.07
121 to 144	1	15,680,000	0.42%	139	6.38%	0.00
145 & Above	1	9,500,000	0.25%	175	6.45%	0.00
145 3,663,782,112 97.83%						

Minimum Remaining Term 53
Maximum Remaining Term 175

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C1

Statement Date: 17-May-07
Payment Date: 17-May-07
Prior Payment: 17-Apr-07
Next Payment: 15-Jun-07
Record Date: 30-Apr-07

ABN AMRO Acct: 724493.1
Mortgage Loan Characteristics

Distribution of DSCR (PFY)

Debt Service Coverage Ratio	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Unknown	143	3,693,074,721	98.62%	102	5.99%	0.00
	143	3,693,074,721	98.62%			

Maximum DSCR 4.500
Minimum DSCR 1.350

Distribution of DSCR (Cutoff)

Debt Service Coverage Ratio	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
0.000 1.190	15	1,137,907,843	30.39%	102	5.91%	0.02
1.200 1.290	68	1,116,967,507	29.83%	99	5.90%	0.02
1.300 1.399	14	118,107,149	3.15%	119	5.89%	0.00
1.400 1.499	22	137,098,768	3.66%	107	5.84%	0.00
1.500 1.599	12	374,932,000	10.01%	115	6.23%	0.00
1.600 1.699	9	594,153,833	15.87%	103	6.15%	0.00
1.700 1.799	1	20,000,000	0.53%	116	5.95%	0.00
1.800 1.899	0	0	0.00%	0	0.00%	0.00
1.900 1.999	1	81,096,061	2.17%	107	5.59%	0.00
2.000 & Above	4	164,615,011	4.40%	69	6.36%	0.81
	146	3,744,878,173	100.00%			

Maximum DSCR 4.450
Minimum DSCR 1.060

Geographic Distribution

Geographic Location	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Undefined	44	1,117,841,198	29.85%	90	6.16%	0.12
Nebraska	17	777,750,156	20.77%	113	5.73%	0.00
California	18	638,124,411	17.04%	106	6.10%	0.03
Massachusetts	6	577,201,342	15.41%	96	6.02%	0.00
Florida	19	266,700,773	7.12%	107	5.77%	0.00
Illinois	9	87,934,532	2.35%	115	5.85%	0.00
Michigan	10	60,911,128	1.63%	124	6.03%	0.00
Ohio	5	56,352,829	1.50%	115	5.86%	0.00
Colorado	5	36,900,000	0.99%	115	5.96%	0.00
Alabama	2	26,450,000	0.71%	130	6.08%	0.00
Washington	2	22,781,416	0.61%	114	5.87%	0.00
Prince Edward Island	3	21,486,388	0.57%	96	6.04%	1.23
Indiana	4	20,944,000	0.56%	115	5.85%	0.00
Utah	1	20,000,000	0.53%	116	5.70%	0.00
Oregon	1	13,500,000	0.36%	116	5.95%	0.00
	146	3,744,878,173	100.00%			

ABN AMRO Acct: 724493.1
Mortgage Loan Characteristics

Distribution of Property Types

[illegible]

Distribution of Loan Seasoning

[illegible]

Distribution of Amortization Type

[illegible]

Distribution of Year Loans Maturing

Year	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
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	0	0	0.00%	0	0.00%	0.00
2011	13	554,592,047	14.81%	55	6.48%	0.00
2012	5	159,900,000	4.27%	56	5.81%	0.00
2013	1	3,400,000	0.09%	79	5.77%	0.00
2014	2	221,481,773	5.91%	80	6.43%	0.00
2015	0	0	0.00%	0	0.00%	0.00
2016	62	680,508,746	18.17%	114	5.81%	0.00
2017	61	2,099,815,607	56.07%	116	5.88%	0.08
2018 & Greater	2	25,180,000	0.67%	153	6.41%	0.00
	146	3,744,878,173	100.00%			

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C1**

Statement Date: 17-May-07
Payment Date: 17-May-07
Prior Payment: 17-Apr-07
Next Payment: 15-Jun-07
Record Date: 30-Apr-07

ABN AMRO Acct: 724493.1

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	LUBS07C10001	Office	11-Jan-17	0.00		Ma	362,000,000	5.66%	1,707,132			I
2	LUBS07C10001	Office	11-Jan-17	0.00		Ne	340,000,000	5.68%	1,609,333			
3	LUBS07C10001		11-Jan-17	0.00		Ca	300,000,000	6.05%	1,511,500			B
4	LUBS07C10001	Office	11-Jan-17	0.00		Di	270,000,000	6.37%	1,433,700			B
5	LUBS07C10001	Office	11-Jan-14	0.00		Mu	217,000,000	6.44%	1,163,663			B
6	LUBS07C10002	Office	11-Dec-11	0.00		Ma	150,400,000	5.73%	718,022			
7	LUBS07C10001	Office	11-Nov-11	0.00		Mu	125,000,000	6.65%	692,969			A
8	LUBS07C10001	Office	11-Jan-17	0.00		Ne	110,000,000	5.57%	510,400			
9	LUBS07C10002	Office	11-Dec-11	0.00		Te	102,280,000	6.02%	512,806			
11	LUBS07C10001	Mixed Use	11-Nov-16	0.00		Ne	81,096,061	5.59%	962,122			B
12	LUBS07C10001	Mixed Use	11-Jan-12	0.00		Te	64,000,000	5.70%	304,000			
13	LUBS07C10001	Mixed Use	11-Jan-17	0.00		Ne	55,000,000	5.74%	263,083			
14	LUBS07C10002	Mixed Use	11-Dec-16	0.00		Fl	54,000,000	5.79%	260,550			
15	LUBS07C10001		11-Feb-17	0.00		Ca	52,500,000	6.34%	277,156			
16	LUBS07C10001		11-Jan-17	0.00		Il	51,485,381	5.82%	304,010			
17	LUBS07C10002		11-Dec-16	0.00		Ca	48,000,000	5.65%	226,000			
18	LUBS07C10002		11-Feb-17	0.00		Ne	45,900,000	6.16%	235,620			
19	LUBS07C10002		11-Jan-12	0.00		Te	44,000,000	5.80%	212,667			
20	LUBS07C10001		11-Dec-16	0.00		Oh	43,000,000	5.87%	210,163			
21	LUBS07C10002		11-Nov-11	0.00		Ne	30,000,000	6.05%	151,250			
22	LUBS07C10001		11-Jan-17	0.00		Ca	29,894,377	6.68%	193,186			
23	LUBS07C10001		1-Jan-17	4.50	31-Dec-06	Ke	29,715,011	5.27%	202,405			
24	LUBS07C10001		11-Jan-17	0.00		Fl	29,750,000	5.52%	136,850			
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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
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ABN AMRO Acct: 724493.1

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)
25	LUBS07C10001		11-Jan-17	0.00		Fl	25,000,000	5.68%	118,333			
26	LUBS07C10002		11-Nov-16	0.00		Ma	25,000,000	5.78%	120,417			
27	LUBS07C10001		11-Nov-16	0.00		Fl	23,920,000	5.85%	116,610			
28	LUBS07C10002		11-Jan-17	0.00		Fl	23,680,000	5.77%	113,861			
29	LUBS07C10001		11-Jan-17	0.00		Ca	23,000,000	5.96%	114,233			
30	LUBS07C10001		11-Dec-16	0.00		Ca	22,000,000	5.73%	105,050			
31	LUBS07C10001		11-Jan-17	0.00		Co	20,000,000	5.95%	99,167			
32	LUBS07C10001		11-Jan-17	0.00		Ut	20,000,000	5.70%	95,000			
33	LUBS07C10002		11-Jan-17	0.00		Ne	20,000,000	6.04%	100,667			
34	LUBS07C10002		11-Jan-12	0.00		Ca	19,250,000	5.87%	94,165			
35	LUBS07C10001		11-Dec-16	0.00		Ne	19,000,000	5.55%	87,875			
36	LUBS07C10002		11-Jan-17	0.00		Te	18,100,000	5.92%	89,293			
37	LUBS07C10001		11-Dec-16	0.00		Ne	18,100,000	5.82%	87,785			
38	LUBS07C10001		11-Jan-17	0.00		Rh	18,025,000	5.80%	87,121			
39	LUBS07C10002		11-Nov-16	0.00		Wa	17,891,416	5.87%	106,419			
40	LUBS07C10002		11-Jan-12	0.00		Fl	16,700,000	5.98%	83,222			
41	LUBS07C10002		11-Dec-11	0.00		Fl	16,500,000	5.75%	79,063			
42	LUBS07C10001		11-Jan-17	0.00		Rh	15,975,000	5.80%	77,213			
43	LUBS07C10001		11-Jan-12	0.00		Vi	15,950,000	6.01%	79,883			
44	LUBS07C10001		11-Dec-18	0.00		AL	15,680,000	6.38%	83,365			
45	LUBS07C10002		11-Dec-16	0.00		Te	15,560,000	5.89%	76,374			
46	LUBS07C10001		11-Jan-17	0.00		Fl	14,750,000	5.70%	70,063			B
47	LUBS07C10001		11-Jan-17	0.00		Fl	14,500,000	5.70%	68,875			
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Commercial Mortgage Pass-Through Certificates
Series 2007-C1**

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ABN AMRO Acct: 724493.1

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)
48	LUBS07C10001		11-Dec-16	0.00		Ca	13,600,000	5.82%	65,960			
49	LUBS07C10001		11-Jan-17	0.00		Or	13,500,000	5.95%	66,938			
50	LUBS07C10001		11-Nov-16	0.00		Ne	13,200,000	6.03%	66,330			
51	LUBS07C10002		11-Dec-16	0.00		Te	13,100,000	5.89%	64,299			
52	LUBS07C10001		11-Jan-17	1.35	31-Dec-06	Ca	12,698,260	5.94%	75,952			
53	LUBS07C10001		11-Dec-16	0.00		Ca	12,500,000	5.96%	62,083			
54	LUBS07C10001		11-Dec-16	0.00		Io	12,085,000	5.68%	57,202			
55	LUBS07C10001		11-Dec-16	0.00		Io	11,622,000	5.68%	55,011			
56	LUBS07C10001		11-Dec-16	0.00		Ka	11,203,000	5.68%	53,028			
57	LUBS07C10001		11-Jan-17	0.00		AL	10,770,000	5.65%	50,709			
58	LUBS07C10001		11-Nov-16	0.00		Ne	10,500,000	6.03%	52,763			
59	LUBS07C10001		11-Dec-16	0.00		Mi	10,500,000	5.89%	51,538			
60	LUBS07C10002		11-Jan-17	0.00		Fl	10,400,000	5.77%	50,007			
61	LUBS07C10001		11-Dec-16	0.00		Io	10,375,000	5.68%	49,108			
62	LUBS07C10002		11-Jan-17	0.00		Te	9,550,000	5.56%	44,248			
63	LUBS07C10001		11-Dec-21	0.00		Mi	9,500,000	6.45%	51,063			
64	LUBS07C10001		11-Feb-17	2.81	31-Dec-06	Pe	9,390,182	6.01%	56,538			
65	LUBS07C10001		11-Dec-16	0.00		Ne	9,243,000	5.68%	43,750			
66	LUBS07C10002		11-Jan-17	0.00		Te	9,150,000	5.56%	42,395			
67	LUBS07C10001		11-Aug-16	0.00		Mi	9,053,534	6.19%	46,709			
68	LUBS07C10002		11-Jan-17	0.00		Te	9,000,000	5.56%	41,700			
69	LUBS07C10001		11-Dec-16	0.00		Ca	9,000,000	5.75%	43,125			
70	LUBS07C10002		11-Feb-17	0.00		Te	8,100,000	5.69%	38,408			
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(1) Legend:	A. In Grace Period	1. Delinquent 1 month	3. Delinquent 3+ months			5. Non Performing Matured Balloon			9. REO			
	B. Late Payment but < 1 month delinq	2. Delinquent 2 months	4. Performing Matured Balloon			7. Foreclosure						

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Loan Level Detail

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71	LUBS07C10001		11-Nov-16	0.00		Ne	7,800,000	6.03%	39,195			B
72	LUBS07C10001		11-Dec-16	0.00		Fl	7,700,000	6.01%	38,564			
73	LUBS07C10001		11-Aug-16	0.00		Il	7,586,669	6.19%	39,141			
74	LUBS07C10001		11-Jan-17	0.00		Fl	7,550,000	5.71%	35,925			
75	LUBS07C10002		11-Dec-16	0.00		Te	7,520,000	5.89%	36,911			
76	LUBS07C10001		11-Dec-16	0.00		In	7,484,000	5.60%	34,925			
77	LUBS07C10001		11-Dec-11	0.00		Pe	7,316,206	6.27%	45,351			
78	LUBS07C10001		11-Jan-17	0.00		Ge	6,900,000	5.97%	34,328			
79	LUBS07C10002		11-Dec-16	0.00		Te	6,600,000	5.63%	30,965			
80	LUBS07C10001		11-Jan-17	0.00		Io	6,263,250	5.98%	40,514			
81	LUBS07C10001		11-Dec-16	0.00		Mi	6,100,000	5.93%	30,144			
82	LUBS07C10001		11-Jan-17	0.00		Ne	6,029,000	5.78%	29,040			
83	LUBS07C10002		11-Dec-16	0.00		Te	5,800,000	5.89%	28,468			
84	LUBS07C10002		11-Jan-17	0.00		In	5,610,000	6.08%	28,424			
85	LUBS07C10001		11-Jan-17	0.00		Ge	5,610,000	5.74%	26,835			
86	LUBS07C10001		11-Dec-16	0.00		Ca	5,600,000	6.28%	29,307			
87	LUBS07C10001		11-Nov-16	0.00		Mi	5,566,151	5.86%	33,072			
88	LUBS07C10002		11-Jan-17	0.00		Co	5,450,000	5.99%	27,205			
89	LUBS07C10001		11-Nov-16	0.00		Co	5,250,000	6.00%	26,250			
90	LUBS07C10001		11-Dec-16	0.00		Il	5,250,000	5.90%	25,813			
91	LUBS07C10001		11-Jan-17	0.00		Mi	5,169,851	6.02%	33,567			
92	LUBS07C10002		11-Sep-16	0.00		Te	5,000,000	6.12%	25,500			
93	LUBS07C10001		11-Dec-16	0.00		Ne	5,000,000	6.04%	25,146			
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Loan Level Detail

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94	LUBS07C10001		11-Oct-16	0.00		Wa	4,890,000	5.85%	23,839			
95	LUBS07C10001		11-Dec-16	0.00		So	4,855,420	5.82%	28,696			
96	LUBS07C10001		11-Jan-17	0.00		Pe	4,780,000	5.74%	22,864			
97	LUBS07C10001		11-Nov-16	0.00		In	4,550,000	5.94%	22,523			
98	LUBS07C10002	Office	11-Dec-16	0.00		Te	4,550,000	5.81%	22,030			
99	LUBS07C10001	Mixed Use	11-Jan-14	0.00		Ca	4,481,773	5.95%	26,835			
100	LUBS07C10001	Mixed Use	11-Jan-17	0.00		Il	4,428,500	5.75%	21,220			B
101	LUBS07C10001	Mixed Use	11-Jan-17	0.00		No	4,300,000	5.78%	20,712			
102	LUBS07C10001	Mixed Use	11-Jan-17	0.00		Mi	4,274,000	5.87%	20,907			B
103	LUBS07C10001	Mixed Use	11-Dec-16	0.00		Oh	4,250,000	5.90%	20,896			B
104	LUBS07C10001	Mixed Use	11-Jan-17	0.00		Il	4,125,000	5.71%	19,628			
105	LUBS07C10001	Mixed Use	11-Nov-16	0.00		Fl	4,072,000	6.07%	20,581			
106	LUBS07C10001	Mixed Use	11-Jan-17	0.00		Il	4,000,000	5.71%	19,033			
107	LUBS07C10001	Mixed Use	11-Jan-17	0.00		Il	3,983,982	6.01%	24,008			
108	LUBS07C10001	Mixed Use	11-Jan-17	0.00		Mi	3,910,000	5.78%	18,833			
109	LUBS07C10001	Mixed Use	11-Jan-17	0.00		Il	3,875,000	5.71%	18,439			
10A	LUBS07C10002	Mixed Use	11-Dec-11			CA						B
10B	LUBS07C10002	Mixed Use	11-Dec-11			CA						B
10C	LUBS07C10002	Mixed Use	11-Dec-11			CA						B
10D	LUBS07C10002	Mixed Use	11-Dec-11			CA						B
10E	LUBS07C10002	Mixed Use	11-Dec-11	0.00		CA	1,600,000	6.51%	8,680	84,000,000		B
110	LUBS07C10001	Mixed Use	11-Oct-16	0.00		Co	3,800,000	5.95%	18,842			
111	LUBS07C10001	Mixed Use	11-Dec-16	0.00		Fl	3,800,000	5.87%	18,588			
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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)
112	LUBS07C10002	Mixed Use	11-Jan-17	0.00		Ma	3,785,127	6.13%	23,101			
113	LUBS07C10001	Mixed Use	11-Dec-16	0.00		Ne	3,782,095	6.15%	23,151			
114	LUBS07C10002	Mixed Use	11-Jan-17	0.00		Oh	3,730,000	5.75%	17,873			
115	LUBS07C10001	Mixed Use	11-Nov-16	0.00		Mi	3,677,591	5.85%	21,828			
116	LUBS07C10001	Mixed Use	11-Nov-16	0.00		Te	3,620,865	6.46%	24,554			A
117	LUBS07C10002	Mixed Use	11-Nov-16	0.00		Fl	3,600,000	6.10%	18,300			B
118	LUBS07C10001	Mixed Use	11-Feb-17	0.00		Te	3,484,728	6.25%	23,088			
119	LUBS07C10001	Mixed Use	11-Dec-13	0.00		Fl	3,400,000	5.77%	16,348			
120	LUBS07C10001	Mixed Use	11-Dec-16	0.00		Oh	3,382,703	5.77%	19,885			
121	LUBS07C10001	Mixed Use	11-Dec-16	0.00		In	3,300,000	5.91%	16,253			
122	LUBS07C10001	Mixed Use	11-Dec-16	0.00		Il	3,200,000	5.90%	15,733			
123	LUBS07C10001	Mixed Use	11-Jan-17	0.00		Mi	3,160,000	6.00%	15,800			
124	LUBS07C10001	Mixed Use	11-Jan-17	0.00		So	3,150,000	5.83%	15,304			
125	LUBS07C10001	Mixed Use	11-Oct-11	0.00		Fl	3,100,000	6.13%	15,836			
126	LUBS07C10001	Mixed Use	11-Jan-17	0.00		Ne	3,100,000	5.78%	14,932			
127	LUBS07C10001	Mixed Use	11-Nov-16	0.00		Fl	2,883,189	6.07%	17,518			
128	LUBS07C10002	Mixed Use	11-Jan-17	0.00		Te	2,860,000	5.75%	13,704			
129	LUBS07C10001	Mixed Use	11-Dec-16	0.00		Te	2,720,000	6.37%	14,439			
130	LUBS07C10001	Office	11-Dec-16	0.00		Vi	2,475,000	5.80%	11,963			
131	LUBS07C10001	Office	11-Nov-16	0.00		Co	2,400,000	5.96%	11,920			
132	LUBS07C10001	Office	11-Jan-17	0.00		Te	2,000,000	5.86%	9,767			
133	LUBS07C10001		11-Jan-17	0.00		Ge	2,000,000	6.58%	10,967			
134	LUBS07C10001	Office	11-Oct-16	0.00		Te	2,000,000	6.32%	10,533			
* 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 2007-C1***

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Record Date: 30-Apr-07

ABN AMRO Acct: 724493.1

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)
135	LUBS07C10002	Industrial	11-Dec-16	0.00		Oh	1,990,127	5.92%	11,888			
136	LUBS07C10001	Mixed Use	11-Nov-16	0.00		Ge	1,889,527	6.32%	11,785			
137	LUBS07C10001	Mixed Use	11-Nov-16	0.00		Te	1,789,398	5.99%	10,780			
138	LUBS07C10001	Mixed Use	11-Jan-17	0.00		Ma	1,620,375	5.90%	10,403			
139	LUBS07C10002	Mixed Use	11-Jan-17	0.00		Te	1,438,000	5.75%	6,890			
140	LUBS07C10001	Mixed Use	11-Feb-17	0.00		Fl	1,395,584	6.03%	8,421			
141	LUBS07C10001	Mixed Use	11-Dec-16	0.00		Te	1,225,000	6.05%	6,176			
142	LUBS07C10003	Office	11-Dec-11	0.00		Ma	34,395,841	11.25%	319,352			A
							3,744,878,173		19,547,432	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					

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Specially Serviced (Part I) ~ Loan Detail (End of Period)**

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

(1) Legend: A. P&I Adv - in Grace Period 1. P&I Adv - delinquent 1 month 3. P&I Adv - delinquent 3+ months 5. Non Performing Mat. Balloon 9. REO
 B. P&I Adv - < one month delinq 2. P&I Adv - delinquent 2 months 4. Mat. Balloon/Assumed P&I 7. Foreclosure

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

Disclosure Control #	Resolution Strategy	Comments

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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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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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***ABN AMRO Acct: 724493.1
Bond/Collateral Realized Loss Reconciliation***

Prospectus ID	Period	Beginning Balance of the Loan at Liquidation	Aggregate Realized Loss on Loans	Prior Realized Loss Applied to Certificates	Amounts Covered by Overcollateralization and other Credit	Interest (Shortages)/ Excesses applied to Realized Losses	Modification Adjustments/Appraisal Reduction Adjustment	Additional (Recoveries)/ Expenses applied to Realized Losses	Current Realized Loss Applied to Certificates*	Recoveries of Realized Losses paid as Cash	(Recoveries)/ Realized Loss Applied to Certificate Interest
				A	B	C	D	E			

Cumulative

*In the Initial Period the Current Realized Loss Applied to Certificates will equal Aggregate Realized Loss on Loans - B - C - D + E instead of A - C - D + E

Description of Fields

A	Prior Realized Loss Applied to Certificates
B	Reduction to Realized Loss applied to bonds (could represent OC, insurance policies, reserve accounts, etc)
C	Amounts classified by the Master as interest adjustments from general collections on a loan with a Realized Loss
D	Adjustments that are based on principal haircut or future interest foregone due to modification
E	Realized Loss Adjustments, Supplemental Recoveries or Expenses on a previously liquidated loan

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Historical Collateral Level REO Report

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Material Breaches and Material Document Defect Detail***

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

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Legend

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