

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

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2008-C1**

Statement Date: 16-May-08
Payment Date: 16-May-08
Prior Payment: N/A
Next Payment: 17-Jun-08
Record Date: 30-Apr-08

Administrator:

Manisha Sharma 312.904.8845
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Analyst:

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Trust Collection Period	
4/12/2008 - 5/12/2008	

Parties to the Transaction

Depositor: Structured Asset Securities Corporation II
Underwriter: Banc of America Securities LLC/Lehman Brothers, Inc/UBS Securities LLC
Master Servicer: Wachovia Bank, National Association
Special Servicer: CWC Capital Asset Management LLC
Rating Agency: Moody's Investors Service, Inc./Standard & Poor's, Inc.

Information is available for this issue from the following sources

LaSalle Global Trust Services Web Site	www.etrustee.net
Servicer Web Site	www.wachovia.com
LaSalle Global Trust Services Factor Line	800.246.5761

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WAC: 6.349732%
WAMM: 127
Current Index: 2.881250%
Next Index: 2.505000%

REMIC III

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 50180LAA8	47,990,000.00	47,990,000.00 1000.000000000	416,104.71 8.670654511	0.00 0.000000000	0.00 0.000000000	47,573,895.29 991.329345489	224,393.24 4.675833299	0.00 0.000000000	5.6110000000% Fixed
A-AB 50180LAB6	50,023,000.00	50,023,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	50,023,000.00 1000.000000000	256,358.29 5.124808388	0.00 0.000000000	6.1497700000% 6.3164460000%
A-2 50180LAC4	506,964,000.00	506,964,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	506,964,000.00 1000.000000000	2,598,093.33 5.124808330	0.00 0.000000000	6.1497700000% 6.3164460000%
A-M 50180LAD2	100,711,000.00	100,711,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	100,711,000.00 1000.000000000	516,124.57 5.124808313	0.00 0.000000000	6.1497700000% 6.3164460000%
A-J 50180LAE0	69,239,000.00	69,239,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	69,239,000.00 1000.000000000	354,836.60 5.124808273	0.00 0.000000000	6.1497700000% 6.3164460000%
X 50180LAM2/U5141JAD6	1,007,111,098.00 N	1,007,111,098.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,006,694,993.29 999.586833358	83,557.49 0.082967500	0.00 0.000000000	0.0995610000%
B 50180LAP5/U5141JAE4	13,848,000.00	13,848,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	13,848,000.00 1000.000000000	70,968.35 5.124808637	0.00 0.000000000	6.1497700000% 6.3164460000%
C 50180LAR1/U5141JAF1	11,330,000.00	11,330,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	11,330,000.00 1000.000000000	58,064.08 5.124808473	0.00 0.000000000	6.1497700000% 6.3164460000%
D 50180LAT7/U5141JAG9	7,553,000.00	7,553,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	7,553,000.00 1000.000000000	38,707.68 5.124808685	0.00 0.000000000	6.1497700000% 6.3164460000%
E 50180LAV2/U5141JAH7	8,813,000.00	8,813,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	8,813,000.00 1000.000000000	45,164.94 5.124808805	0.00 0.000000000	6.1497700000% 6.3164460000%
F 50180LAX8/U5141JAJ3	7,553,000.00	7,553,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	7,553,000.00 1000.000000000	38,707.68 5.124808685	0.00 0.000000000	6.1497700000% 6.3164460000%
G 50180LAZ3/U5141JAK0	11,330,000.00	11,330,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	11,330,000.00 1000.000000000	58,064.08 5.124808473	0.00 0.000000000	6.1497700000% 6.3164460000%
H 50180LBB5/U5141JAL8	11,330,000.00	11,330,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	11,330,000.00 1000.000000000	58,064.08 5.124808473	0.00 0.000000000	6.1497700000% 6.3164460000%
J 50180LBD1/U5141JAM6	12,589,000.00	12,589,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	12,589,000.00 1000.000000000	64,516.21 5.124808166	0.00 0.000000000	6.1497700000% 6.3164460000%
K 50180LBF6/U5141JAN4	8,812,000.00	8,812,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	8,812,000.00 1000.000000000	45,159.81 5.124808216	0.00 0.000000000	6.1497700000% 6.3164460000%
L 50180LBH2	8,812,000.00	8,812,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	8,812,000.00 1000.000000000	31,157.76 3.535832955	0.00 0.000000000	4.2430000000% Fixed
M 50180LBK5	5,036,000.00	5,036,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	5,036,000.00 1000.000000000	17,806.46 3.535833995	0.00 0.000000000	4.2430000000% Fixed

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

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Current Index: 2.881250%
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REMIC III

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)
N 50180LBM1	2,518,000.00	2,518,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	2,518,000.00 1000.000000000	8,903.23 3.535833995	0.00 0.000000000	4.2430000000% Fixed
P 50180LBP4	1,258,000.00	1,258,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,258,000.00 1000.000000000	4,448.08 3.535834658	0.00 0.000000000	4.2430000000% Fixed
Q 50180LBR0	2,518,000.00	2,518,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	2,518,000.00 1000.000000000	8,903.23 3.535833995	0.00 0.000000000	4.2430000000% Fixed
S 50180LBT6	2,518,000.00	2,518,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	2,518,000.00 1000.000000000	8,903.23 3.535833995	0.00 0.000000000	4.2430000000% Fixed
T 50180LBV1	16,366,098.00	16,366,098.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	16,366,098.00 1000.000000000	57,867.67 3.535825705	0.00 0.000000000	4.2430000000% Fixed
A-2FL-REG	100,000,000.00	100,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	100,000,000.00 1000.000000000	512,480.83 5.124808300	0.00 0.000000000	6.1497700000% 6.3164460000%
R-I 9ABSED46	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 9ABSED45	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 9ABSED44	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
Total	1,007,111,098.00	1,007,111,098.00	416,104.71	0.00	0.00	1,006,694,993.29	5,161,250.92	0.00	

Total P&I Payment	5,577,355.63
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Notes: (1) N denotes notional balance not included in total (2) Accrued Interest Plus/Minus Interest Adjustment Minus Deferred Interest equals Interest Payment (3) Estimated. * Denotes Controlling Class

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GRANTOR TRUST A-2FL

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-2FL 50180LAF7/U5141JAA2	100,000,000.00	100,000,000.00	0.00	0.00	0.00	100,000,000.00	214,920.14	0.00	4.5512500000%
		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	2.149201400	0.000000000	4.1750000000%
Total	100,000,000.00	100,000,000.00	0.00	0.00	0.00	100,000,000.00	214,920.14	0.00	

Total P&I Payment	214,920.14
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Cash Reconciliation Summary

Interest Summary	
Current Scheduled Interest	5,329,071.48
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	5,329,071.48
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(166,185.21)
Less Fee Strips Paid to Servicer	(166.67)

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	5,162,719.60
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(1,468.68)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(1,468.68)

Total Interest Due Certs	5,161,250.92
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	416,104.73
Advanced Scheduled Principal	0.00
Scheduled Principal	416,104.73
Unscheduled Principal:	
Curtailments	(0.02)
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	(0.02)
Remittance Principal	416,104.71

Remittance P&I Due Trust	5,578,824.31
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Remittance P&I Due Certs	5,577,355.63
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Pool Balance Summary		
	Balance	Count
Beginning Pool	1,007,111,098.02	62
Scheduled Principal	416,104.73	0
Unscheduled Principal	(0.02)	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	1,006,694,993.31	62

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	166,351.88
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	0.00
Total Servicing Fees	166,351.88

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

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

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	0.00	0.00
Plus Current Period	0.00	0.00
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
Ending Outstanding	0.00	0.00

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Other Related Information

SWAP Calculations

	Notional	Rate	Amount
Fixed Payer:	100,000,000.00	6.14977%	512,480.83
Float Payer:	100,000,000.00	4.55125%	214,920.14

SWAP Contract

Amount Received	Amount Paid	Yield Maintenance Prepayment Premiums Paid	Shortfall Amount	
0.00	297,560.69	0.00	0.00	
0.00	0.00	0.00	0.00	0.00

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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

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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	47,990,000.00	5.611000%	224,393.24	0.00	0.00	224,393.24	224,393.24	0.00	0.00	30.00%	30.01%
A-AB	30/360	30	50,023,000.00	6.149770%	256,358.29	0.00	0.00	256,358.29	256,358.29	0.00	0.00	30.00%	30.01%
A-2	30/360	30	506,964,000.00	6.149770%	2,598,093.33	0.00	0.00	2,598,093.33	2,598,093.33	0.00	0.00	30.00%	30.01%
A-M	30/360	30	100,711,000.00	6.149770%	516,124.57	0.00	0.00	516,124.57	516,124.57	0.00	0.00	20.00%	20.01%
A-J	30/360	30	69,239,000.00	6.149770%	354,836.60	0.00	0.00	354,836.60	354,836.60	0.00	0.00	13.13%	13.13%
X	30/360	30	1,007,111,098.00	0.099561%	83,557.49	0.00	0.00	83,557.49	83,557.49	0.00	0.00	NA	NA
B	30/360	30	13,848,000.00	6.149770%	70,968.35	0.00	0.00	70,968.35	70,968.35	0.00	0.00	11.75%	11.75%
C	30/360	30	11,330,000.00	6.149770%	58,064.08	0.00	0.00	58,064.08	58,064.08	0.00	0.00	10.63%	10.63%
D	30/360	30	7,553,000.00	6.149770%	38,707.68	0.00	0.00	38,707.68	38,707.68	0.00	0.00	9.88%	9.88%
E	30/360	30	8,813,000.00	6.149770%	45,164.94	0.00	0.00	45,164.94	45,164.94	0.00	0.00	9.00%	9.00%
F	30/360	30	7,553,000.00	6.149770%	38,707.68	0.00	0.00	38,707.68	38,707.68	0.00	0.00	8.25%	8.25%
G	30/360	30	11,330,000.00	6.149770%	58,064.08	0.00	0.00	58,064.08	58,064.08	0.00	0.00	7.13%	7.13%
H	30/360	30	11,330,000.00	6.149770%	58,064.08	0.00	0.00	58,064.08	58,064.08	0.00	0.00	6.00%	6.00%
J	30/360	30	12,589,000.00	6.149770%	64,516.21	0.00	0.00	64,516.21	64,516.21	0.00	0.00	4.75%	4.75%
K	30/360	30	8,812,000.00	6.149770%	45,159.81	0.00	0.00	45,159.81	45,159.81	0.00	0.00	3.88%	3.88%
L	30/360	30	8,812,000.00	4.243000%	31,157.76	0.00	0.00	31,157.76	31,157.76	0.00	0.00	3.00%	3.00%
M	30/360	30	5,036,000.00	4.243000%	17,806.46	0.00	0.00	17,806.46	17,806.46	0.00	0.00	2.50%	2.50%
N	30/360	30	2,518,000.00	4.243000%	8,903.23	0.00	0.00	8,903.23	8,903.23	0.00	0.00	2.25%	2.25%
P	30/360	30	1,258,000.00	4.243000%	4,448.08	0.00	0.00	4,448.08	4,448.08	0.00	0.00	2.13%	2.13%
Q	30/360	30	2,518,000.00	4.243000%	8,903.23	0.00	0.00	8,903.23	8,903.23	0.00	0.00	1.88%	1.88%
S	30/360	30	2,518,000.00	4.243000%	8,903.23	0.00	0.00	8,903.23	8,903.23	0.00	0.00	1.63%	1.63%
T	30/360	30	16,366,098.00	4.243000%	57,867.67	0.00	0.00	57,867.79	57,867.67	0.00	0.00	0.00%	0.00%
R-I			0.00	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
R-II			0.00	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
R-III			0.00	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	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).

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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-2FL	Act/360	17	100,000,000.00	4.551250%	214,920.14	0.00	0.00	214,920.14	214,920.14	0.00	0.00	30.00%	30.01%
					4,863,690.23	0.00	0.00	4,863,690.35	4,863,690.23	0.00	0.00		

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

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2008-C1***

Statement Date: 16-May-08
Payment Date: 16-May-08
Prior Payment: N/A
Next Payment: 17-Jun-08
Record Date: 30-Apr-08

Bond Interest Reconciliation Detail

Class	Prior Interest Due Date	Current Interest Due Date	Additions					Deductions			Distributable Certificate Interest	Interest Payment Amount
			Prior Interest Shortfall Due	Interest Accrual on Prior Shortfall	Prepayment Premiums	Yield Maintenance	Other Interest Proceeds (1)	Allocable PPIS	Deferred & Accretion Interest	Interest Loss Expense		
A-1	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	224,393.24	224,393.24
A-AB	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	256,358.29	256,358.29
A-2	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,598,093.33	2,598,093.33
A-M	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	516,124.57	516,124.57
A-J	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	354,836.60	354,836.60
X	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83,557.49	83,557.49
B	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70,968.35	70,968.35
C	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58,064.08	58,064.08
D	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,707.68	38,707.68
E	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,164.94	45,164.94
F	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,707.68	38,707.68
G	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58,064.08	58,064.08
H	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58,064.08	58,064.08
J	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64,516.21	64,516.21
K	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,159.81	45,159.81
L	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,157.76	31,157.76
M	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,806.46	17,806.46
N	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,903.23	8,903.23
P	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,448.08	4,448.08
Q	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,903.23	8,903.23
S	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,903.23	8,903.23
T	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57,867.79	57,867.67
R-I	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
R-II	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
R-III	11-Apr-2008	11-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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 2008-C1***

Statement Date: 16-May-08
 Payment Date: 16-May-08
 Prior Payment: N/A
 Next Payment: 17-Jun-08
 Record Date: 30-Apr-08

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-2FL	29-Apr-2008	16-May-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	214,920.14	214,920.14
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,863,690.35	4,863,690.23

(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 2008-C1***

Statement Date: 16-May-08
 Payment Date: 16-May-08
 Prior Payment: N/A
 Next Payment: 17-Jun-08
 Record Date: 30-Apr-08

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	47,990,000.00	47,990,000.00	416,104.73	0.00	0.00	0.00	0.00	0.00	0.00	47,573,895.29	4/17/2041	30.00%	30.01%
A-AB	50,023,000.00	50,023,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,023,000.00	4/17/2041	30.00%	30.01%
A-2	506,964,000.00	506,964,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	506,964,000.00	4/17/2041	30.00%	30.01%
A-M	100,711,000.00	100,711,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,711,000.00	4/17/2041	20.00%	20.01%
A-J	69,239,000.00	69,239,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69,239,000.00	4/17/2041	13.13%	13.13%
B	13,848,000.00	13,848,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,848,000.00	4/17/2041	11.75%	11.75%
C	11,330,000.00	11,330,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,330,000.00	4/17/2041	10.63%	10.63%
D	7,553,000.00	7,553,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,553,000.00	4/17/2041	9.88%	9.88%
E	8,813,000.00	8,813,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,813,000.00	4/17/2041	9.00%	9.00%
F	7,553,000.00	7,553,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,553,000.00	4/17/2041	8.25%	8.25%
G	11,330,000.00	11,330,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,330,000.00	4/17/2041	7.13%	7.13%
H	11,330,000.00	11,330,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,330,000.00	4/17/2041	6.00%	6.00%
J	12,589,000.00	12,589,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,589,000.00	4/17/2041	4.75%	4.75%
K	8,812,000.00	8,812,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,812,000.00	4/17/2041	3.88%	3.88%
L	8,812,000.00	8,812,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,812,000.00	4/17/2041	3.00%	3.00%
M	5,036,000.00	5,036,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,036,000.00	4/17/2041	2.50%	2.50%
N	2,518,000.00	2,518,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,518,000.00	4/17/2041	2.25%	2.25%
P	1,258,000.00	1,258,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,258,000.00	4/17/2041	2.13%	2.13%
Q	2,518,000.00	2,518,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,518,000.00	4/17/2041	1.88%	1.88%
S	2,518,000.00	2,518,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,518,000.00	4/17/2041	1.63%	1.63%
T	16,366,098.00	16,366,098.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,366,098.00	4/17/2041	0.00%	0.00%
R-I	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4/17/2041	NA	NA
R-II	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4/17/2041	NA	NA

Statement Date:	16-May-08
Payment Date:	16-May-08
Prior Payment:	N/A
Next Payment:	17-Jun-08
Record Date:	30-Apr-08

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LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2008-C1

Statement Date: 16-May-08
Payment Date: 16-May-08
Prior Payment: N/A
Next Payment: 17-Jun-08
Record Date: 30-Apr-08

Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
A-1	50180LAA8	NR	Aaa	AAA			
A-AB	50180LAB6	NR	Aaa	AAA			
A-2	50180LAC4	NR	Aaa	AAA			
A-M	50180LAD2	NR	Aaa	AAA			
A-J	50180LAE0	NR	Aaa	AAA			
X	50180LAM2	NR	Aaa	AAA			
B	50180LAP5	NR	Aa1	AA+			
C	50180LAR1	NR	Aa2	AA			
D	50180LAT7	NR	Aa3	AA-			
E	50180LAV2	NR	A1	A+			
F	50180LAX8	NR	A2	A			
G	50180LAZ3	NR	A3	A-			
H	50180LBB5	NR	Baa1	BBB+			
J	50180LBD1	NR	Baa2	BBB			
K	50180LBF6	NR	Baa3	BBB-			
L	50180LBH2	NR	Ba1	BB+			
M	50180LBK5	NR	Ba2	BB			
N	50180LBM1	NR	Ba3	BB-			
P	50180LBP4	NR	B1	B+			
Q	50180LBR0	NR	B2	B			
S	50180LBT6	NR	B3	B-			
T	50180LBV1	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 2008-C1***

Statement Date:	16-May-08
Payment Date:	16-May-08
Prior Payment:	N/A
Next Payment:	17-Jun-08
Record Date:	30-Apr-08

Rating Information

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
A-2FL	50180LAF7	NR	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 2008-C1***

Statement Date: 16-May-08
Payment Date: 16-May-08
Prior Payment: N/A
Next Payment: 17-Jun-08
Record Date: 30-Apr-08

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
5/16/2008	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 2008-C1***

Statement Date: 16-May-08
Payment Date: 16-May-08
Prior Payment: N/A
Next Payment: 17-Jun-08
Record Date: 30-Apr-08

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

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
16-May-08	62	1,006,694,993	0	0	0	0	0	0	0	0	0	0	127	171	6.35%	6.15%
	100.00%	99.96%	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.

Statement Date:	16-May-08
Payment Date:	16-May-08
Prior Payment:	N/A
Next Payment:	17-Jun-08
Record Date:	30-Apr-08

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
Total									
<div> <div>(1) :Legend :</div> <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> </div>									

**** 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 2008-C1***

Statement Date: 16-May-08
 Payment Date: 16-May-08
 Prior Payment: N/A
 Next Payment: 17-Jun-08
 Record Date: 30-Apr-08

Historical Collateral Level Payoff 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 2008-C1

Statement Date: 16-May-08
Payment Date: 16-May-08
Prior Payment: N/A
Next Payment: 17-Jun-08
Record Date: 30-Apr-08

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	1	996,617	0.10%	116	6.61%	0.00
2,000,001 to 4,000,000	13	36,896,931	3.67%	115	6.64%	0.00
4,000,001 to 6,000,000	10	50,586,308	5.02%	113	6.28%	0.00
6,000,001 to 8,000,000	10	67,921,657	6.75%	120	6.38%	0.00
8,000,001 to 10,000,000	6	52,260,588	5.19%	116	6.67%	0.00
10,000,001 to 15,000,000	8	92,642,906	9.20%	111	6.43%	0.00
15,000,001 to 20,000,000	5	89,350,000	8.88%	113	6.48%	0.00
20,000,001 to 25,000,000	0	0	0.00%	0	0.00%	0.00
25,000,001 to 50,000,000	4	120,188,066	11.94%	108	5.96%	0.00
50,000,001 to 75,000,000	1	73,243,000	7.28%	118	6.85%	0.00
75,000,001 to 100,000,000	2	166,250,000	16.51%	117	6.30%	0.00
100,000,001 to 125,000,000	1	116,358,922	11.56%	222	6.52%	0.00
125,000,001 & Above	1	140,000,000	13.91%	116	6.02%	0.00
62 1,006,694,993 100.00%						

Average Schedule Balance 16,237,016

Maximum Schedule Balance 140,000,000

Minimum Schedule Balance 996,617

Distribution of Remaining Term (Fully Amortizing)

Fully Amortizing Mortgage Loans	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0 to 60	0	0	0.00%	0	0.00%	0.00
61 to 120	0	0	0.00%	0	0.00%	0.00
121 to 180	0	0	0.00%	0	0.00%	0.00
181 & Above	1	116,358,922	11.56%	222	6.52%	0.00
1 116,358,922 11.56%						

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%	0	0	0.00%	0	0.00%	0.00
5.501% to 5.750%	3	57,986,792	5.76%	103	5.62%	0.00
5.751% to 6.000%	12	133,870,933	13.30%	111	5.90%	0.00
6.001% to 6.250%	10	284,038,388	28.21%	117	6.08%	0.00
6.251% to 6.500%	9	147,762,500	14.68%	116	6.45%	0.00
6.501% to 6.750%	7	161,767,172	16.07%	192	6.56%	0.00
6.751% to 7.000%	13	171,234,098	17.01%	117	6.89%	0.00
7.001% & Above	8	50,035,110	4.97%	116	7.09%	0.00
62 1,006,694,993 100.00%						

Minimum Mortgage Interest Rate 5.600%

Maximum Mortgage Interest Rate 7.170%

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	0	0	0.00%	0	0.00%	0.00
61 to 120	60	883,489,684	87.76%	114	6.33%	0.00
121 to 180	1	6,846,388	0.68%	159	6.01%	0.00
181 & Above	0	0	0.00%	0	0.00%	0.00
61 890,336,072 88.44%						

Minimum Remaining Term 100
Maximum Remaining Term 159

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2008-C1

Statement Date: 16-May-08
 Payment Date: 16-May-08
 Prior Payment: N/A
 Next Payment: 17-Jun-08
 Record Date: 30-Apr-08

Mortgage Loan Characteristics

Distribution of DSCR (PFY)

Debt Service Coverage Ratio	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
1.200 1.299	0	0	0.00%	0	0.00%	0.00
1.300 1.399	0	0	0.00%	0	0.00%	0.00
1.400 1.499	0	0	0.00%	0	0.00%	0.00
1.500 1.599	0	0	0.00%	0	0.00%	0.00
1.600 1.699	0	0	0.00%	0	0.00%	0.00
1.700 1.799	0	0	0.00%	0	0.00%	0.00
1.800 1.899	0	0	0.00%	0	0.00%	0.00
1.900 1.999	0	0	0.00%	0	0.00%	0.00
2.000 & Above	0	0	0.00%	0	0.00%	0.00
Unknown	62	1,006,694,993	100.00%	127	6.35%	0.00
	62	1,006,694,993	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 1.199	10	67,346,184	6.69%	117	6.72%	0.00
1.200 1.299	16	142,260,055	14.13%	115	6.49%	0.00
1.300 1.399	16	190,982,160	18.97%	114	6.36%	0.00
1.400 1.499	15	426,311,551	42.35%	144	6.35%	0.00
1.500 1.599	1	4,945,043	0.49%	116	7.00%	0.00
1.600 1.699	1	3,850,000	0.38%	108	5.86%	0.00
1.700 1.799	0	0	0.00%	0	0.00%	0.00
1.800 1.899	0	0	0.00%	0	0.00%	0.00
1.900 1.999	2	160,000,000	15.89%	115	6.05%	0.00
2.000 & Above	1	11,000,000	1.09%	103	6.22%	0.00
	62	1,006,694,993	100.00%			

Maximum DSCR 2.150

Minimum DSCR 1.100

Geographic Distribution

Geographic Location	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Maryland	2	189,601,922	18.83%	182	6.65%	0.00
Indiana	2	157,450,000	15.64%	116	6.12%	0.00
Alabama	1	91,000,000	9.04%	118	6.49%	0.00
North Carolina	3	85,700,000	8.51%	116	6.12%	0.00
Florida	8	76,105,170	7.56%	119	6.52%	0.00
California	5	74,807,181	7.43%	106	5.88%	0.00
Ohio	4	53,546,178	5.32%	108	6.04%	0.00
Illinois	4	44,957,595	4.47%	112	6.62%	0.00
Tennessee	2	36,100,000	3.59%	115	6.72%	0.00
Massachusetts	4	34,347,000	3.41%	115	6.02%	0.00
New Jersey	2	32,697,452	3.25%	116	5.99%	0.00
Texas	7	27,825,043	2.76%	114	6.60%	0.00
Pennsylvania	4	26,337,677	2.62%	115	6.81%	0.00
New York	3	20,399,000	2.03%	114	6.24%	0.00
Utah	3	15,946,514	1.58%	116	6.99%	0.00
Arizona	1	11,980,000	1.19%	101	5.92%	0.00
Maine	1	6,596,000	0.66%	112	5.88%	0.00
New Mexico	1	6,380,262	0.63%	116	7.04%	0.00
New Hampshire	1	5,804,000	0.58%	112	5.83%	0.00
Oklahoma	1	2,925,000	0.29%	117	6.50%	0.00
Georgia	1	2,900,000	0.29%	117	6.50%	0.00
Mississippi	1	2,292,383	0.23%	116	6.71%	0.00
Kentucky	1	996,617	0.10%	116	6.61%	0.00
	62	1,006,694,993	100.00%			

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2008-C1

Statement Date: 16-May-08
Payment Date: 16-May-08
Prior Payment: N/A
Next Payment: 17-Jun-08
Record Date: 30-Apr-08

Mortgage Loan Characteristics

Distribution of Property Types

Property Types	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Retail	34	438,332,680	43.54%	114	6.17%	0.00
Office	6	233,793,000	23.22%	116	6.50%	0.00
Other	8	146,397,815	14.54%	115	6.42%	0.00
Mixed Use	3	127,007,382	12.62%	213	6.56%	0.00
Industrial	5	41,750,000	4.15%	115	6.55%	0.00
Multifamily	5	16,229,117	1.61%	111	6.17%	0.00
Self Storage	1	3,185,000	0.32%	115	6.59%	0.00
	62	1,006,694,993	100.00%			

Distribution of Loan Seasoning

Number of Months	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
0 to 4	37	597,649,248	59.37%	117	6.44%	0.00
5 to 8	21	234,209,822	23.27%	111	6.20%	0.00
9 or More	4	174,835,924	17.37%	184	6.25%	0.00
	62	1,006,694,993	100.00%			

Distribution of Amortization Type

Amortization Type	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Amortizing Balloon	18	149,122,120	14.81%	113	6.43%	0.00
Full Amortizing	1	116,358,922	11.56%	222	6.52%	0.00
IO Maturity Balloon	17	260,966,000	25.92%	115	6.04%	0.00
IO/Amortizing/Balloon	26	480,247,952	47.71%	115	6.45%	0.00
	62	1,006,694,993	100.00%			

Distribution of Year Loans Maturing

Year	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Prior to Current Year	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	0	0	0.00%	0	0.00%	0.00
2012	0	0	0.00%	0	0.00%	0.00
2013	0	0	0.00%	0	0.00%	0.00
2014	0	0	0.00%	0	0.00%	0.00
2015	0	0	0.00%	0	0.00%	0.00
2016	4	67,576,792	6.71%	101	5.76%	0.00
2017	24	264,598,644	26.28%	112	6.25%	0.00
2018	32	551,314,248	54.76%	117	6.44%	0.00
2019 & Greater	2	123,205,310	12.24%	218	6.49%	0.00
	62	1,006,694,993	100.00%			

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2008-C1***

Statement Date: 16-May-08
 Payment Date: 16-May-08
 Prior Payment: N/A
 Next Payment: 17-Jun-08
 Record Date: 30-Apr-08

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	LUBS08C10001	Retail	11-Jan-18	0.00		IN	140,000,000	6.02%	702,333			
2	LUBS08C10001	Mixed Use	1-Nov-26	0.00		MD	116,358,922	6.52%	903,568			
3	LUBS08C10001	Office	9-Mar-18	0.00		AL	91,000,000	6.49%	492,158			
4	LUBS08C10001	Other	11-Jan-18	0.00		NC	75,250,000	6.07%	380,640			
5	LUBS08C10001	Office	9-Mar-18	0.00		MD	73,243,000	6.85%	418,095			
6	LUBS08C10001	Retail	11-Sep-16	0.00		CA	39,650,614	5.60%	229,632			
7	LUBS08C10001	Office	11-May-17	0.00		OH	28,000,000	5.88%	137,200			
8	LUBS08C10001	Retail	11-Dec-17	0.00		NJ	26,937,452	5.93%	133,116			
9	LUBS08C10001	Retail	11-Nov-17	0.00		TN	25,600,000	6.64%	141,653			
10	LUBS08C10001	Other	11-Mar-18	0.00		IL	9,199,370	6.90%	61,665			
11	LUBS08C10001	Other	11-Mar-18	0.00		IL	8,111,218	6.90%	54,371			
12	LUBS08C10001	Other	11-Mar-18	0.00		IL	7,647,007	6.90%	51,259			
13	LUBS08C10001	Retail	11-Jan-18	0.00		UT	10,367,926	7.04%	69,471			
14	LUBS08C10001	Retail	11-Jan-18	0.00		NM	6,380,262	7.04%	42,751			
15	LUBS08C10001	Retail	11-Jan-18	0.00		UT	3,389,514	7.04%	22,712			
16	LUBS08C10001	Office	11-Feb-17	0.00		IL	20,000,000	6.27%	104,492			
17	LUBS08C10001	Other	11-Nov-17	0.00		FL	19,100,000	6.95%	110,621			
18	LUBS08C10001	Industrial	11-Dec-17	0.00		IN	17,450,000	6.95%	101,065			
19	LUBS08C10001	Office	11-Jan-18	0.00		FL	16,800,000	6.23%	87,220			
20	LUBS08C10001	Retail	9-Nov-17	0.00		CA	16,000,000	5.93%	79,093			
21	LUBS08C10001	Retail	9-Aug-17	0.00		MA	13,390,000	5.66%	63,156			
22	LUBS08C10001	Retail	11-Feb-18	0.00		FL	12,370,322	7.17%	83,918			
23	LUBS08C10001	Retail	11-Sep-16	0.00		AZ	11,980,000	5.92%	59,101			
* 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 B. Late Payment but < 1 month delinq 2. Delinquent 2 months 4. Performing Matured Balloon												

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2008-C1***

Statement Date: 16-May-08
 Payment Date: 16-May-08
 Prior Payment: N/A
 Next Payment: 17-Jun-08
 Record Date: 30-Apr-08

Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
24	LUBS08C10001	Retail	11-Sep-17	0.00		CA	11,889,481	5.98%	71,714			
25	LUBS08C10001	Industrial	11-Nov-17	0.00		FL	6,000,000	5.86%	29,300			
26	LUBS08C10001	Industrial	11-Nov-17	0.00		FL	5,700,000	5.86%	27,835			
27	LUBS08C10001	Other	9-Nov-17	0.00		PA	11,145,177	6.72%	72,390			
28	LUBS08C10001	Other	11-Dec-16	0.00		OH	11,000,000	6.22%	57,017			
29	LUBS08C10001	Retail	11-Jan-18	0.00		TN	10,500,000	6.93%	60,638			
30	LUBS08C10001	Industrial	11-Nov-17	0.00		OH	9,600,000	6.49%	51,920			
31	LUBS08C10001	Retail	9-Nov-17	0.00		NY	8,860,000	6.45%	47,604			
32	LUBS08C10001	Retail	9-Mar-18	0.00		MA	8,330,000	6.25%	43,385			
33	LUBS08C10001	Mixed Use	9-Jan-18	0.00		PA	8,160,000	7.04%	47,852			
34	LUBS08C10001	Retail	9-Mar-18	0.00		NY	7,425,000	6.25%	38,672			
35	LUBS08C10001	Multifamily	11-May-17	0.00		TX	7,000,000	5.95%	34,708			
36	LUBS08C10001	Retail	11-Aug-21	0.00		FL	6,846,388	6.01%	42,014			
37	LUBS08C10001	Retail	11-Dec-17	0.00		FL	6,800,000	6.32%	35,813			
38	LUBS08C10001	Retail	11-Feb-18	0.00		NC	6,600,000	6.90%	37,950			
39	LUBS08C10001	Retail	9-Sep-17	0.00		ME	6,596,000	5.88%	32,320			
40	LUBS08C10001	Retail	9-Mar-18	0.00		MA	6,564,000	6.25%	34,188			
41	LUBS08C10001	Retail	9-Mar-18	0.00		MA	6,063,000	6.25%	31,578			
42	LUBS08C10001	Retail	9-Sep-17	0.00		NH	5,804,000	5.83%	28,198			
43	LUBS08C10001	Retail	9-Mar-18	0.00		NJ	5,760,000	6.25%	30,000			
44	LUBS08C10001	Retail	11-Dec-16	0.00		OH	4,946,178	5.70%	29,252			
45	LUBS08C10001	Other	11-Jan-18	0.00		TX	4,945,043	7.00%	34,150			
46	LUBS08C10001	Office	11-Jan-18	0.00		PA	4,750,000	6.86%	27,154			
* 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 B. Late Payment but < 1 month delinq 2. Delinquent 2 months 4. Performing Matured Balloon												

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2008-C1***

Statement Date: 16-May-08
 Payment Date: 16-May-08
 Prior Payment: N/A
 Next Payment: 17-Jun-08
 Record Date: 30-Apr-08

Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
47	LUBS08C10001	Retail	11-Jan-18	0.00		TX	4,300,000	6.90%	24,725			
48	LUBS08C10001	Retail	11-Jan-18	0.00		CA	4,267,086	7.14%	28,879			
49	LUBS08C10001	Retail	11-Apr-17	0.00		NY	4,114,000	5.77%	19,781			
50	LUBS08C10001	Multifamily	11-May-17	0.00		NC	3,850,000	5.86%	18,801			
51	LUBS08C10001	Retail	11-Feb-18	0.00		TX	3,395,000	6.50%	18,390			
52	LUBS08C10001	Self Storage	9-Dec-17	0.00		TX	3,185,000	6.59%	17,491			
53	LUBS08C10001	Industrial	11-Jan-18	0.00		CA	3,000,000	7.13%	17,825			
54	LUBS08C10001	Retail	11-Feb-18	0.00		OK	2,925,000	6.50%	15,844			
55	LUBS08C10001	Retail	11-Feb-18	0.00		GA	2,900,000	6.50%	15,708			
56	LUBS08C10001	Retail	11-Dec-17	0.00		TX	2,900,000	6.76%	16,337			
57	LUBS08C10001	Mixed Use	11-Nov-17	0.00		FL	2,488,460	6.98%	16,599			
58	LUBS08C10001	Retail	11-Jan-18	0.00		MS	2,292,383	6.71%	14,857			
59	LUBS08C10001	Multifamily	9-Feb-18	0.00		PA	2,282,500	6.30%	11,988			
60	LUBS08C10001	Retail	11-Nov-17	0.00		UT	2,189,074	6.65%	14,123			
61	LUBS08C10001	Multifamily	11-Jan-18	0.00		TX	2,100,000	7.14%	12,495			
62	LUBS08C10001	Multifamily	11-Jan-18	0.00		KY	996,617	6.61%	6,393			
							1,006,694,993		5,745,176	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				
	B. Late Payment but < 1 month delinq	2. Delinquent 2 months			4. Performing Matured Balloon							

Statement Date:	16-May-08
Payment Date:	16-May-08
Prior Payment:	N/A
Next Payment:	17-Jun-08
Record Date:	30-Apr-08

Appraisal Reduction Detail

[illegible]

Statement Date: 16-May-08
Payment Date: 16-May-08
Prior Payment: N/A
Next Payment: 17-Jun-08
Record Date: 30-Apr-08

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

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***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2008-C1***

Statement Date: 16-May-08
Payment Date: 16-May-08
Prior Payment: N/A
Next Payment: 17-Jun-08
Record Date: 30-Apr-08

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 2008-C1***

Statement Date: 16-May-08
Payment Date: 16-May-08
Prior Payment: N/A
Next Payment: 17-Jun-08
Record Date: 30-Apr-08

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 2008-C1***

Statement Date: 16-May-08
Payment Date: 16-May-08
Prior Payment: N/A
Next Payment: 17-Jun-08
Record Date: 30-Apr-08

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 Anticipated Extension Period:	0

Loans in the process of having their Maturity Dates further extended

Number of Loans:	0
Stated Principal Balance Outstanding:	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
Series 2008-C1***

Statement Date: 16-May-08
Payment Date: 16-May-08
Prior Payment: N/A
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Record Date: 30-Apr-08

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
Series 2008-C1***

Statement Date: 16-May-08
Payment Date: 16-May-08
Prior Payment: N/A
Next Payment: 17-Jun-08
Record Date: 30-Apr-08

Event of Default

Disclosure Control #

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2008-C1***

Statement Date: 16-May-08
Payment Date: 16-May-08
Prior Payment: N/A
Next Payment: 17-Jun-08
Record Date: 30-Apr-08

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.