

LaSalle Global Trust Services

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: 17-Dec-08
Payment Date: 17-Dec-08
Prior Payment: 18-Nov-08
Next Payment: 16-Jan-09
Record Date: 28-Nov-08

Administrator:

Steven Orlandino 312.992.5650
steven.orlandino@lasallegts.com

Reporting Package Table of Contents

Analyst:

Ivy Tran 714.259.6225
ivy.tran@lasallegts.com

Issue Id: LUBS08C1

Monthly Data File

Name: LUBS08C1_200812_3.ZIP

	Page(s)
Statements to Certificateholders	Page 2-4
Cash Reconciliation Summary	Page 5
SWAP Summary	Page 6
Shortfall Summary Report	Page 7
Bond Interest Reconciliation	Page 8-9
Bond Interest Reconciliation	Page 10-11
Bond Principal Reconciliation	Page 12-13
Rating Information	Page 14-15
Asset-Backed Facts ~ 15 Month Loan Status Summary	Page 16
Asset-Backed Facts ~ 15 Month Loan Payoff/Loss Summary	Page 17
Delinquent Loan Detail	Page 18
Historical Collateral Level Payoff Report	Page 19
Mortgage Loan Characteristics	Page 20-22
Loan Level Detail	Page 23-25
Appraisal Reduction Detail	Page 26
Specially Serviced (Part I) - Loan Detail	Page 27
Specially Serviced (Part II) - Servicer Comments	Page 28
Modified Loan Detail	Page 29
Summary of Loan Maturity Extensions	Page 30
Realized Loss Detail	Page 31
Historical REO Report	Page 32
Material Breaches Detail	Page 33
Event of Default	Page 34
Other Related Information	Page 35
Other Related Information	Page 36

Closing Date: 29-Apr-2008

First Payment Date: 16-May-2008

Rated Final Payment Date: 17-Apr-2041

Determination Date: 11-Dec-2008

Trust Collection Period
11/13/2008 - 12/11/2008

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: CWCapital 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: 6.349443%
WAMM: 120
Current Index: 1.477500%
Next Index: 0.961250%

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	45,084,783.95 939.462053553	443,829.47 9.248374036	0.00 0.000000000	0.00 0.000000000	44,640,954.48 930.213679517	210,808.94 4.392768077	0.00 0.000000000	5.611000000% 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	256,346.41 5.124570897	0.00 0.000000000	6.1494850000% 6.1072320000%
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	2,597,972.93 5.124570837	0.00 0.000000000	6.1494850000% 6.1072320000%
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	516,100.65 5.124570802	0.00 0.000000000	6.1494850000% 6.1072320000%
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	354,820.16 5.124570834	0.00 0.000000000	6.1494850000% 6.1072320000%
X 50180LAM2/U5141JAD6	1,007,111,098.00 N	1,004,205,881.95 997.115297353	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,003,762,052.48 996.674601713	82,233.58 0.081652938	0.00 0.000000000	0.0982670000%
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	70,965.06 5.124571057	0.00 0.000000000	6.1494850000% 6.1072320000%
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	58,061.39 5.124571050	0.00 0.000000000	6.1494850000% 6.1072320000%
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	38,705.88 5.124570369	0.00 0.000000000	6.1494850000% 6.1072320000%
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	45,162.84 5.124570521	0.00 0.000000000	6.1494850000% 6.1072320000%
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	38,705.88 5.124570369	0.00 0.000000000	6.1494850000% 6.1072320000%
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	58,061.39 5.124571050	0.00 0.000000000	6.1494850000% 6.1072320000%
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	58,061.39 5.124571050	0.00 0.000000000	6.1494850000% 6.1072320000%
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	64,513.22 5.124570657	0.00 0.000000000	6.1494850000% 6.1072320000%
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	45,157.72 5.124571039	0.00 0.000000000	6.1494850000% 6.1072320000%
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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WAC: 6.349443%
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Current Index: 1.477500%
Next Index: 0.961250%

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	2,518,000.00	2,518,000.00	0.00	0.00	0.00	2,518,000.00	8,903.23	0.00	4.2430000000%
50180LBM1		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	3.535833995	0.000000000	Fixed
P	1,258,000.00	1,258,000.00	0.00	0.00	0.00	1,258,000.00	4,448.08	0.00	4.2430000000%
50180LBP4		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	3.535834658	0.000000000	Fixed
Q	2,518,000.00	2,518,000.00	0.00	0.00	0.00	2,518,000.00	8,903.23	0.00	4.2430000000%
50180LBR0		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	3.535833995	0.000000000	Fixed
S	2,518,000.00	2,518,000.00	0.00	0.00	0.00	2,518,000.00	8,903.23	0.00	4.2430000000%
50180LBT6		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	3.535833995	0.000000000	Fixed
T	16,366,098.00	16,366,098.00	0.00	0.00	0.00	16,366,098.00	57,867.79	0.00	4.2430000000%
50180LBV1		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	3.535833037	0.000000000	Fixed
A-2FL-REG	100,000,000.00	100,000,000.00	0.00	0.00	0.00	100,000,000.00	512,457.08	0.00	6.1494850000%
		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	5.124570800	0.000000000	6.1072320000%
R-I	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
9ABSED466		0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	
R-II	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
9ABSED458		0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	
R-III	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
9ABSED44		0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	0.000000000	
Total	1,007,111,098.00	1,004,205,881.95	443,829.47	0.00	0.00	1,003,762,052.48	5,146,124.30	0.00	

Total P&I Payment 5,589,953.77

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	100,000,000.00	100,000,000.00	0.00	0.00	0.00	100,000,000.00	512,457.08	0.00	6.1494850000%
50180LAF7/U5141JAA2		1000.000000000	0.000000000	0.000000000	0.000000000	1000.000000000	5.124570800	0.000000000	6.1072320000%
Total	100,000,000.00	100,000,000.00	0.00	0.00	0.00	100,000,000.00	512,457.08	0.00	

Total P&I Payment	512,457.08
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Cash Reconciliation Summary

Interest Summary	
Current Scheduled Interest	5,174,003.99
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	135,435.84
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	5,309,439.83
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(161,684.34)
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	5,147,588.82
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(1,464.46)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(1,464.46)
Total Interest Due Certs	5,146,124.36

Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	443,829.53
Advanced Scheduled Principal	0.00
Scheduled Principal	443,829.53
Unscheduled Principal:	
Curtailments	(0.06)
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	(0.06)
Remittance Principal	443,829.47

Remittance P&I Due Trust	5,591,418.29
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Remittance P&I Due Certs	5,589,953.83
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Pool Balance Summary		
	Balance	Count
Beginning Pool	1,004,205,881.97	62
Scheduled Principal	443,829.53	0
Unscheduled Principal	(0.06)	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	1,003,762,052.50	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	161,851.01
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	4,016.66
Total Servicing Fees	165,867.67

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

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

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	0.00	140,084.25
Plus Current Period	0.00	135,435.84
Less Recovered	0.00	(28,959.39)
Less Non Recovered	0.00	0.00
Ending Outstanding	0.00	246,560.70

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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	45,084,783.95	5.611000000%	210,808.94	0.00	0.00	210,808.94	210,808.94	0.00	0.00	30.00%	30.10%
A-AB	30/360	30	50,023,000.00	6.149485000%	256,346.41	0.00	0.00	256,346.41	256,346.41	0.00	0.00	30.00%	30.10%
A-2	30/360	30	506,964,000.00	6.149485000%	2,597,972.93	0.00	0.00	2,597,972.93	2,597,972.93	0.00	0.00	30.00%	30.10%
A-M	30/360	30	100,711,000.00	6.149485000%	516,100.65	0.00	0.00	516,100.65	516,100.65	0.00	0.00	20.00%	20.07%
A-J	30/360	30	69,239,000.00	6.149485000%	354,820.16	0.00	0.00	354,820.16	354,820.16	0.00	0.00	13.13%	13.17%
X	30/360	30	1,004,205,881.95	0.098267000%	82,233.58	0.00	0.00	82,233.58	82,233.58	0.00	0.00	NA	NA
B	30/360	30	13,848,000.00	6.149485000%	70,965.06	0.00	0.00	70,965.06	70,965.06	0.00	0.00	11.75%	11.79%
C	30/360	30	11,330,000.00	6.149485000%	58,061.39	0.00	0.00	58,061.39	58,061.39	0.00	0.00	10.63%	10.66%
D	30/360	30	7,553,000.00	6.149485000%	38,705.88	0.00	0.00	38,705.88	38,705.88	0.00	0.00	9.88%	9.91%
E	30/360	30	8,813,000.00	6.149485000%	45,162.84	0.00	0.00	45,162.84	45,162.84	0.00	0.00	9.00%	9.03%
F	30/360	30	7,553,000.00	6.149485000%	38,705.88	0.00	0.00	38,705.88	38,705.88	0.00	0.00	8.25%	8.28%
G	30/360	30	11,330,000.00	6.149485000%	58,061.39	0.00	0.00	58,061.39	58,061.39	0.00	0.00	7.13%	7.15%
H	30/360	30	11,330,000.00	6.149485000%	58,061.39	0.00	0.00	58,061.39	58,061.39	0.00	0.00	6.00%	6.02%
J	30/360	30	12,589,000.00	6.149485000%	64,513.22	0.00	0.00	64,513.22	64,513.22	0.00	0.00	4.75%	4.77%
K	30/360	30	8,812,000.00	6.149485000%	45,157.72	0.00	0.00	45,157.72	45,157.72	0.00	0.00	3.88%	3.89%
L	30/360	30	8,812,000.00	4.243000000%	31,157.76	0.00	0.00	31,157.76	31,157.76	0.00	0.00	3.00%	3.01%
M	30/360	30	5,036,000.00	4.243000000%	17,806.46	0.00	0.00	17,806.46	17,806.46	0.00	0.00	2.50%	2.51%
N	30/360	30	2,518,000.00	4.243000000%	8,903.23	0.00	0.00	8,903.23	8,903.23	0.00	0.00	2.25%	2.26%
P	30/360	30	1,258,000.00	4.243000000%	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	4.243000000%	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	4.243000000%	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	4.243000000%	57,867.79	0.00	0.00	57,867.79	57,867.79	0.00	0.00	0.00%	0.00%
R-I			0.00	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
R-II			0.00	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
R-III			0.00	N/A	0.00	0.06	0.00	0.00	0.00	0.00	0.00	NA	NA

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

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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	30	100,000,000.00	6.1494850000%	512,457.08	0.00	0.00	512,457.08	512,457.08	0.00	0.00	30.00%	30.10%
					5,146,124.30	0.06	0.00	5,146,124.30	5,146,124.30	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: 17-Dec-08
 Payment Date: 17-Dec-08
 Prior Payment: 18-Nov-08
 Next Payment: 16-Jan-09
 Record Date: 28-Nov-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-Nov-2008	11-Dec-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	210,808.94	210,808.94
A-AB	11-Nov-2008	11-Dec-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	256,346.41	256,346.41
A-2	11-Nov-2008	11-Dec-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,597,972.93	2,597,972.93
A-M	11-Nov-2008	11-Dec-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	516,100.65	516,100.65
A-J	11-Nov-2008	11-Dec-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	354,820.16	354,820.16
X	11-Nov-2008	11-Dec-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82,233.58	82,233.58
B	11-Nov-2008	11-Dec-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70,965.06	70,965.06
C	11-Nov-2008	11-Dec-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58,061.39	58,061.39
D	11-Nov-2008	11-Dec-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,705.88	38,705.88
E	11-Nov-2008	11-Dec-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,162.84	45,162.84
F	11-Nov-2008	11-Dec-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,705.88	38,705.88
G	11-Nov-2008	11-Dec-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58,061.39	58,061.39
H	11-Nov-2008	11-Dec-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58,061.39	58,061.39
J	11-Nov-2008	11-Dec-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64,513.22	64,513.22
K	11-Nov-2008	11-Dec-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,157.72	45,157.72
L	11-Nov-2008	11-Dec-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-Nov-2008	11-Dec-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-Nov-2008	11-Dec-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-Nov-2008	11-Dec-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-Nov-2008	11-Dec-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-Nov-2008	11-Dec-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-Nov-2008	11-Dec-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57,867.79	57,867.79
R-I	11-Nov-2008	11-Dec-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
R-II	11-Nov-2008	11-Dec-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
R-III	11-Nov-2008	11-Dec-2008	0.00	0.00	0.00	0.00	0.06	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: 17-Dec-08
 Payment Date: 17-Dec-08
 Prior Payment: 18-Nov-08
 Next Payment: 16-Jan-09
 Record Date: 28-Nov-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	18-Nov-2008	17-Dec-2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	512,457.08	512,457.08
			0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	5,146,124.30	5,146,124.30

(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: 17-Dec-08
Payment Date: 17-Dec-08
Prior Payment: 18-Nov-08
Next Payment: 16-Jan-09
Record Date: 28-Nov-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	Currentt
A-1	47,990,000.00	45,084,783.95	443,829.53	0.00	0.00	0.00	0.00	0.00	0.00	44,640,954.48	4/17/2041	30.00%	30.10%
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%	30.10%
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%	30.10%
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%	20.07%
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%	13.17%
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%	11.79%
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%	10.66%
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%	9.91%
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%	9.03%
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%	8.28%
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%	7.15%
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%	6.02%
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%	4.77%
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%	3.89%
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%	3.01%
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%	2.51%
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%	2.26%
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:	17-Dec-08
Payment Date:	17-Dec-08
Prior Payment:	18-Nov-08
Next Payment:	16-Jan-09
Record Date:	28-Nov-08

[illegible]

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

Statement Date: 17-Dec-08
 Payment Date: 17-Dec-08
 Prior Payment: 18-Nov-08
 Next Payment: 16-Jan-09
 Record Date: 28-Nov-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: 17-Dec-08
 Payment Date: 17-Dec-08
 Prior Payment: 18-Nov-08
 Next Payment: 16-Jan-09
 Record Date: 28-Nov-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
12/17/2008	1	19,100,000.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	1.61%	1.90%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
11/18/2008	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
10/20/2008	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
9/17/2008	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
8/15/2008	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
7/17/2008	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
6/17/2008	1	26,937,452.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	1.61%	2.68%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
5/16/2008	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

(1) Note: Modification, Specially Serviced & Bankruptcy Totals are Included in the Appropriate Delinquency Aging Category

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

Statement Date: 17-Dec-08
Payment Date: 17-Dec-08
Prior Payment: 18-Nov-08
Next Payment: 16-Jan-09
Record Date: 28-Nov-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
17-Dec-08	62	1,003,762,052	0	0	0	0	0	0	0	0	0	0	120	232	6.35%	6.15%
	100.00%	99.67%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
18-Nov-08	62	1,004,205,882	0	0	0	0	0	0	0	0	0	0	121	232	6.52%	6.32%
	100.00%	99.71%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
20-Oct-08	62	1,004,630,930	0	0	0	0	0	0	0	0	0	0	122	232	6.35%	6.15%
	100.00%	99.75%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Sep-08	62	1,005,058,072	0	0	0	0	0	0	0	0	0	0	123	169	6.52%	6.32%
	100.00%	99.80%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
15-Aug-08	62	1,005,466,489	0	0	0	0	0	0	0	0	0	0	124	170	6.52%	6.32%
	100.00%	99.84%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Jul-08	62	1,005,872,714	0	0	0	0	0	0	0	0	0	0	125	170	6.35%	6.15%
	100.00%	99.88%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
17-Jun-08	62	1,006,293,217	0	0	0	0	0	0	0	0	0	0	126	171	6.52%	6.32%
	100.00%	99.92%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				
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.

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

Statement Date: 17-Dec-08
Payment Date: 17-Dec-08
Prior Payment: 18-Nov-08
Next Payment: 16-Jan-09
Record Date: 28-Nov-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
17	11-Oct-08	107,437.50	218,562.36	0.00	1				
56	11-Nov-08	15,853.34	15,853.34	0.00	B				
61	11-Nov-08	12,145.00	12,145.00	0.00	B				
Total		135,435.84	246,560.70						
(1) :Legend :									
A. In Grace Period		1. Delinq. 1 month		3. Delinquent 3 + months		5. Non Performing Matured Balloon			
B. Late Payment but < 1 month delinq.		2. Delinq. 2 months		4. Performing Matured Balloon					

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

Statement Date: 17-Dec-08
Payment Date: 17-Dec-08
Prior Payment: 18-Nov-08
Next Payment: 16-Jan-09
Record Date: 28-Nov-08

Disclosure Control #		Payoff Period	

Initial Balance		Type	Payoff Amount	Penalty Amount

Prepayment Date	Maturity Date

Property Type	Geographic Location

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

Statement Date: 17-Dec-08
Payment Date: 17-Dec-08
Prior Payment: 18-Nov-08
Next Payment: 16-Jan-09
Record Date: 28-Nov-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	1	114,428,224	11.40%	215	6.52%	1.24
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	61	889,333,828	88.60%	108	6.33%	0.00
62 1,003,762,052 100.00%						

Maximum DSCR 2.110
Minimum DSCR 1.240

Distribution of DSCR (Cutoff)

Debt Service Coverage Ratio	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
0.000 1.199	10	67,147,386	6.69%	110	6.72%	0.00
1.200 1.299	16	142,096,952	14.16%	108	6.49%	0.00
1.300 1.399	16	190,462,788	18.97%	107	6.36%	0.00
1.400 1.499	15	424,293,751	42.27%	137	6.35%	0.33
1.500 1.599	1	4,911,176	0.49%	109	7.00%	0.00
1.600 1.699	1	3,850,000	0.38%	101	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	15.94%	108	6.05%	1.85
2.000 & Above	1	11,000,000	1.10%	96	6.22%	0.00
62 1,003,762,053 100.00%						

Maximum DSCR 2.150
Minimum DSCR 1.100

Geographic Distribution

Geographic Location	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Maryland	2	187,671,224	18.70%	174	6.65%	0.76
Indiana	2	157,450,000	15.69%	109	6.12%	1.88
Alabama	1	91,000,000	9.07%	111	6.49%	0.00
North Carolina	3	85,700,000	8.54%	109	6.12%	0.00
Florida	8	75,975,852	7.57%	112	6.52%	0.00
California	5	74,380,624	7.41%	99	5.88%	0.00
Ohio	4	53,505,295	5.33%	101	6.04%	0.00
Illinois	4	44,807,660	4.46%	105	6.62%	0.00
Tennessee	2	36,100,000	3.60%	108	6.72%	0.00
Massachusetts	4	34,347,000	3.42%	108	6.02%	0.00
New Jersey	2	32,697,452	3.26%	109	5.99%	0.00
Texas	7	27,791,176	2.77%	107	6.60%	0.00
Pennsylvania	4	26,274,854	2.62%	108	6.81%	0.00
New York	3	20,399,000	2.03%	107	6.24%	0.00
Utah	3	15,863,211	1.58%	109	6.99%	0.00
Arizona	1	11,955,721	1.19%	94	5.92%	0.00
Maine	1	6,596,000	0.66%	105	5.88%	0.00
New Mexico	1	6,347,441	0.63%	109	7.04%	0.00
New Hampshire	1	5,804,000	0.58%	105	5.83%	0.00
Oklahoma	1	2,925,000	0.29%	110	6.50%	0.00
Georgia	1	2,900,000	0.29%	110	6.50%	0.00
Mississippi	1	2,279,612	0.23%	109	6.71%	0.00
Kentucky	1	990,931	0.10%	109	6.61%	0.00
62 1,003,762,053 100.00%						

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

Statement Date: 17-Dec-08
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Record Date: 28-Nov-08

Mortgage Loan Characteristics

Distribution of Property Types

Property Types	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Retail	34	437,595,915	43.60%	107	6.17%	0.68
Office	6	233,793,000	23.29%	109	6.50%	0.00
Other	8	146,151,189	14.56%	108	6.42%	0.00
Mixed Use	3	125,063,517	12.46%	206	6.56%	1.13
Industrial	5	41,750,000	4.16%	108	6.55%	0.00
Multifamily	5	16,223,431	1.62%	104	6.17%	0.00
Self Storage	1	3,185,000	0.32%	108	6.59%	0.00
	62	1,003,762,053	100.00%			

Distribution of Loan Seasoning

Number of Months	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
0 to 4	37	597,260,723	59.50%	110	6.44%	0.49
5 to 8	0	0	0.00%	0	0.00%	0.00
9 or More	25	406,501,329	40.50%	135	6.22%	0.35
	62	1,003,762,053	100.00%			

Distribution of Amortization Type

Amortization Type	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Amortizing Balloon	18	148,144,156	14.76%	106	6.43%	0.00
Full Amortizing	1	114,428,224	11.40%	215	6.52%	1.24
IO Maturity Balloon	17	260,966,000	26.00%	108	6.04%	1.13
IO/Amortizing/Balloon	26	480,223,673	47.84%	108	6.45%	0.00
	62	1,003,762,053	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	67,195,057	6.69%	94	5.77%	0.00
2017	24	264,421,552	26.34%	105	6.25%	0.00
2018	32	550,925,723	54.89%	110	6.44%	0.54
2019 & Greater	2	121,219,721	12.08%	211	6.49%	1.17
	62	1,003,762,053	100.00%			

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Appraisal Reduction Detail

[illegible]

Statement Date:	17-Dec-08
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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						

4. Mat. Balloon/Assumed P&I

*LB-UBS Commercial Mortgage Trust
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Series 2008-C1*

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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*

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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
Series 2008-C1***

Statement Date:	17-Dec-08
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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 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

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

* Aggregate liquidation expenses also include outstanding P&I advances and unpaid servicing fees, unpaid trustee fees, etc..

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

Statement Date: 17-Dec-08
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Historical Collateral Level REO Report

Disclosure Control #	REO Date	City	State	Property Type	Book Value	Scheduled Balance	Recent Appraisal Value	Appraisal Date	Appraisal Reduction Amount	Date Liquidated	Liquidation Proceeds	Liquidation Expenses	Other Revenue Recovered	Realized Loss	Type (*)

(*) Legend: (1) Paid in Full, (2) Final Recovery Made, (3) Permitted Purchase (4) Final Recovery of REO, (5) Permitted purchase of REO

*LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
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Material Breaches and Material Document Defect Detail

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

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

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Event of Default

Disclosure Control #

***LB-UBS Commercial Mortgage Trust
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Liquidation Event Detail

Loan #

Description

*LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
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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.