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EXHIBIT ULT

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Meet and Confer: Release and Remove of Abstract of Judgment on Cherry.

From: Larry Peterson (lapetersn@gmail.com)

To: michael_berman@yahoo.com

Cc: csusan492@gmail.com

Date: Monday, May 5, 2025 at 10:23 AM PDT

Mr. Lerman:

This serves to meet and confer for you to remove the Abstract of Judgment you recorded against 2232 Cherry on April 29, 2025. You recorded this Abstract knowing Cherry was awarded entirely to Celine at trial on April 3, 2025. You knew Celine recorded Deeds using the Elisor on April 7, 2025 per the Court's orders and award, thereby removing you from title. You have no claim to rent paid on property you are no longer on title to.

You have until Tuesday, May 6, 2025 to remove and release the Abstract and clear title. Here is your chance to remove your Abstract voluntarily. Otherwise, I'll request a court order and additional and significant sanctions against you due to your bad faith conduct and abuse of process. You are also in contempt of the September 19, 2023 order declaring you a vexatious litigant per CCP 391.7(a).

Regards.

Larry A. Peterson
2021 The Alameda, #160
San Jose, CA 95126
408-249-6064
