

License Record Display Drift

License #602204 (Post Goldtex LP — 315 N 12th St). What the li.phila.gov Property History page showed earlier, what it shows now, and why the unlicensed-operation window still begins March 1, 2026.

<i>Property</i>	315-23 N 12th St, Philadelphia, PA 19107-1201
<i>OPA</i>	881519440
<i>License</i>	#602204 (3202 Rental, 163 Units, Residential Dwellings)
<i>Licensee</i>	POST GOLDTEX LP (Michael Pestronk)
<i>L&I District</i>	CENTRAL EAST
<i>Document date</i>	May 20, 2026

Summary

The Philadelphia *Property History* page for rental license #602204 (li.phila.gov) currently displays the license as **Status: Inactive** with an **Inactive date of April 28, 2026**. An earlier capture of the same record displayed the license as **Status: Expired** with an **Expiration date of February 28, 2026** and a **Most recent issuance or renewal of February 6, 2025**. The current display has been pruned: the Expiration and Most-recent-renewal fields are no longer visible, and the **Date issued** field now shows the *original* 2013 issuance date rather than the most recent renewal.

The April 28, 2026 “Inactive date” is the date the city’s system formally flagged the license inactive. It is **not** the date the license expired. The license expired **February 28, 2026**. The Frempong / Phila. Code § 9-3902 unlicensed-operation window for this property begins **March 1, 2026**, not April 29, 2026. The roughly 59-day delta between expiration (Feb 28) and system-inactive flag (Apr 28) is consistent with typical post-expiration processing before reclassification.

This document preserves the inconsistency on the record for case-file purposes. The Goldtex master file at thumpersecure.github.io/JlegaL is anchored to the Feb 28 expiration date and remains correct; the May 20, 2026 V3 OSINT report on the opbmedia engagement is anchored to the same date and is also correct. The change documented here is in the city’s display, not in the underlying licensing reality.

1. The Earlier Capture (eCLIPSE / li.phila.gov, prior to May 20, 2026)

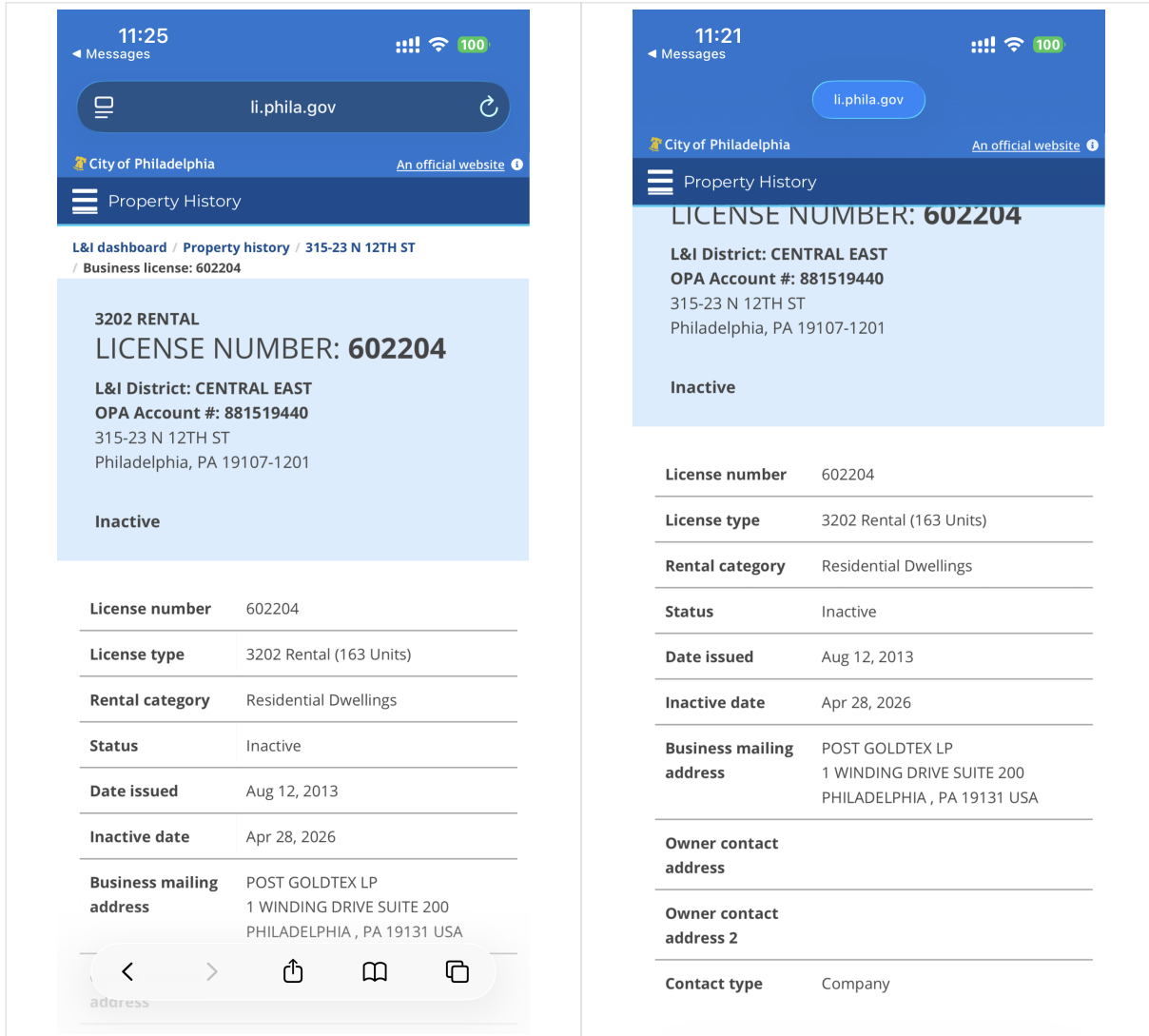
The text below reproduces the fielded record as captured from li.phila.gov earlier in the matter. This capture is the source of the Feb 28, 2026 expiration anchor used throughout the master file, the V3 OSINT report, and prior correspondence to counsel.

License number	602204
License type	Rental, Residential Dwellings
Number of units	163
Legal name	POST GOLDTEX LP
Business name	POST GOLDTEX LP, MICHAEL PESTRONK
Business mailing address	1 Winding Drive Suite 200, Philadelphia, PA 19131
Initial issue	August 12, 2013
Most recent issuance or renewal	February 6, 2025
Expiration	February 28, 2026
Status	Expired
Owner occupied	No
Owner is managing agent in Philadelphia	No
Revenue code	3202
CAL number	537547

Rows highlighted in red are the fields that **no longer appear** on the current li.phila.gov display, or whose values have changed character (“Expired” → “Inactive”).

2. The Current Display (li.phila.gov, captured May 20, 2026)

The two screenshots below are from li.phila.gov’s Property History page for the same license #602204 on the same OPA #881519440, captured from a mobile session on May 20, 2026 at 11:21–11:25 ET. The header card now reads simply “Inactive” (no expiration date displayed). The fielded table below the header omits the *Expiration* and *Most recent issuance or renewal* rows entirely; the *Date issued* row now shows the original 2013 issuance, not the most recent renewal; and a new *Inactive date* row appears reading **Apr 28, 2026**.



Left: li.phila.gov Property History — header and upper fields, 11:25 ET. Right: same page scrolled to expose the full field table including Inactive date: Apr 28, 2026 and owner contact fields, 11:21 ET.



The screenshot shows the 'atlas.phila.gov' website interface. At the top, there is a navigation bar with a menu icon, the URL 'atlas.phila.gov', and a refresh icon. Below this, a banner reads 'City of Philadelphia An official website of the City of Philadelphia government Here's'. A secondary navigation bar contains a menu icon and the word 'Atlas'. The main content area displays a table with the following license information:

Date	08/12/2013
License Number	602204 ↗
Name	POST GOLDTEX LP (MICHAEL PESTRONK)
Type	Rental
Status	Inactive

*atlas.phila.gov shows the same license #602204 with Date 08/12/2013, Type Rental, and **Status: Inactive**. Atlas is a presentation layer on top of the same backend; it does not surface the original expiration date either.*

3. Field-by-Field Comparison

The following table lists every distinct field that appears in either version of the record and pairs the prior value with the current value. Rows where the value or the field itself has changed are flagged.

Field	Prior capture	Current display (May 20, 2026)	Change
License number	602204	602204	—
License type	Rental, Residential Dwellings	3202 Rental (163 Units)	Format only
Number of units	163	163 (in type label)	Format only
Legal name / Business name	POST GOLDTEX LP (Michael Pestronk)	POST GOLDTEX LP (Atlas adds Pestronk)	
Business mailing address	1 Winding Dr Ste 200, Phila 19131	1 Winding Dr Ste 200, Phila 19131	—
L&I District	(not displayed)	CENTRAL EAST	Added
OPA Account #	881519440	881519440	—
Initial issue / Date issued	August 12, 2013	Aug 12, 2013	—
Most recent issuance or renewal	February 6, 2025	(field removed)	REMOVED
Expiration	February 28, 2026	(field removed)	REMOVED
Inactive date	(field not present)	Apr 28, 2026	ADDED
Status	Expired	Inactive	Terminology
Owner occupied	No	(not displayed)	Pruned
Owner is managing agent in Phila.	No	(not displayed)	Pruned
Revenue code	3202	(now in type label)	Format only
CAL number	537547	(not displayed)	Pruned

Red rows: fields that were present and are now removed. Amber rows: fields or values that did not appear before and now do.

4. What “Inactive date” Means — and Does Not Mean

“Inactive date” is not the expiration date. Two distinct events live in Philadelphia’s licensing system:

(a) Expiration. The annual rental license expires on a specific fielded date set by the issuance/renewal cycle. For license #602204, the most recent renewal was issued February 6, 2025 with an expiration of February 28, 2026. On March 1, 2026, the license was, as a matter of law, expired. This is the controlling date for *Frempong v. Richardson*, 209 A.3d 1001 (Pa. Super. 2019), and Phila. Code § 9-3902.

(b) System inactive-flag. A separate, downstream event in the city’s Eclipse system records the date on which the record itself is reclassified from “Expired” to “Inactive.” This conversion typically occurs after a grace/processing window. For license #602204 the inactive-flag date is April 28, 2026 — approximately 59 days after the February 28 expiration. This date has no independent statutory significance under § 9-3902. It is administrative housekeeping.

The unlicensed-operation window for case purposes is March 1, 2026 forward. Every day of rent collected, every notice issued, every act predicated on lawful licensure during that window sits on an expired license regardless of

when the city later reclassified the record. The current display's omission of the expiration date is a display change. It is not a renewal, a reinstatement, or a backdating of legal effect.

5. Why This Matters

5.1 For the Goldtex master file

The Horn / Goldtex consolidated master report at thumpersecure.github.io/JlegaL anchors the entire *Frempong* / § 9-3902 frame to the **February 28, 2026** expiration. The fiduciary misapplication theory at §§ 3.2–3.4 of that report — N.J.S.A. 2C:21-15, and the trustee’s knowledge of unlawful application on each post-expiration rent disbursement — starts the clock on **March 1, 2026**. The trigger overt act (May 1, 2026 rent payment) and the cumulative \$84,403.23 figure both rely on Feb 28 as the line. None of that is affected by the city’s display change. The Feb 28 anchor is correct.

5.2 For the May 20, 2026 V3 OSINT report (opbmedia engagement)

§ 7 of the V3 integrated report cites *rental-license expiration (February 28, 2026)* as one of the regulatory data points 4PHILLY.NET surfaces. That citation remains correct. A reader who pulls the li.phila.gov page today will see *Inactive Apr 28, 2026* and not the Feb 28 expiration, but the underlying record is what the master file says it is, and that record is documented in this drift report.

5.3 For 4PHILLY.NET tool design (“Drift” tab)

As of the May 19, 2026 update, 4PHILLY.NET integrates with the city’s own systems rather than competing with them. The property card carries a *verify on Atlas* link to atlas.phila.gov for every record; the *Council* tab resolves the parcel’s council district and councilmember from the OPA field against the phlcouncil.com roster; and the *Drift* tab places Eclipse and Carto values side-by-side and flags divergent rows in red, with explicit text that *Eclipse always wins*. The tool is built to surface the city’s drift, not to substitute for the city’s data.

The Eclipse pruning documented here pulls one assumption out from under the Drift comparison: the assumption that both sources will consistently emit the same set of fields. Eclipse’s own Property History page for #602204 no longer renders the *Expiration* field or the *Most recent issuance or renewal* field. A field-comparison that handles only *field-present-with-different-value* will treat Eclipse’s silence on those fields as a non-event and will under-report drift in exactly the cases where it matters most.

Two adjustments follow, both on top of the existing Drift tab rather than as replacements for it. First, the comparison should treat *field-absent* as a first-class state distinct from *field-present-with-value*: rows where one source omits a field the other source carries should surface as drift, not as a match. Second, the *Inactive date* field should be displayed alongside, not in place of, the expiration date wherever both can be derived — with explicit labeling that *Inactive date* is the system-reclassification date and not the statutory expiration date. Both adjustments reinforce the tool’s existing posture rather than redirecting it.

5.4 For anyone reading the city’s data without context

A casual reader — a tenant, a journalist, an opposing counsel, a judge reviewing a chambers binder — who lands on the current li.phila.gov page for #602204 sees *Status: Inactive* and *Inactive date: Apr 28, 2026* and can plausibly conclude the license was current until April 28. It was not. The license expired on February 28, 2026, and the building operated 163 residential units without a valid license for the 59 days between expiration and inactive-flag. That window is the substance; the display is the medium.

6. Update to Prior Memory Anchor

Prior memory anchor: “*Carto mirror may show Active while li.phila.gov Eclipse shows Expired (true expiration Feb 28, 2026).*” As of May 20, 2026, Eclipse no longer renders the word *Expired* or the *Expiration* field for this license; it renders

Inactive and *Inactive date: Apr 28, 2026*. The true expiration date remains February 28, 2026, but the surface presentation has changed. Future lookups of this license should be expected to display the pruned form until or unless the city restores the omitted fields.

Closing

This document exists to put the inconsistency on the record so it cannot later be characterized as a typo, an aging anchor, or a discrepancy between the master file and the city's own data. The discrepancy is in the city's display, not in the underlying licensure timeline. Feb 28, 2026 is the expiration. April 28, 2026 is when the system caught up.