

Innovative Startup to Sell 'Carbon Negative' Building Materials Made From Grass

One of the most common lumber products used by home builders is OSB, which stands for Oriented Strand Board. It is not to be confused with particle board, which is basically sawdust and resin. OSB is a structural replacement for plywood, and is used extensively by builders for roof, wall and floor sheathing. It is also used in manufactured floor joists and is the skin material for structural insulated panels (SIPs).



Naturallywood.com explains that OSB "is made from wood strands 8 to 15 centimeters long. It uses the whole tree and makes use of crooked, knotty and deformed trees that would otherwise go unused." Although that's an economical use of waste timber, OSB is not as sustainable as the product invented by Plantd, an Oxford, NC, startup which won the "Most Innovative Startup" award from the National Association of Home Builders at this year's International Builders Show (IBS) in Las Vegas.

What the company invented was an OSB substitute made from a proprietary grass that grows to 20 feet tall in a single season, drawing CO₂ out of the atmosphere far quicker than trees do. The company claims that 14,000 acres of grass plantations can produce as much material as 400,000 acres of managed timber lands. These qualities make Plantd's grass a superior crop for addressing climate change, which was the original objective of the company's founders. A YouTube video that I have posted at GoldenREblog.com



explains that mission quite well. "At Plantd," says the company's press release, "we are leading a shift to materials made from renewable grass and building the factory of the future to ensure atmospheric carbon captured in the field is locked away inside the walls and floors of new homes."

With \$10 million in venture capital, the company will manufacture its "carbon negative building materials" in a former cigarette factory. Moreover, the farmers who previously grew tobacco will now be growing the grass needed by the factory, helping the local economy recover from the closing of the cigarette factory.

The company has been getting lots of national press, which you can read at www.PlantdMaterials.com.

Plantd is now constructing the first of its automated, modular, all-electric production lines at its new facility, with a target to open within the next 12 months, according to the May 3rd press release.

Here's an excerpt from the website's home page:

"Throughout history, civilizations have advanced at the speed of material innovation. Timber, steel, and concrete enabled remarkable progress, but today they are the problem, not the solution. Continuing to build with these materials accelerates climate change and promises to impede progress by threatening our future on this planet. We see a world built from grass. A world where buildings no longer cause climate change but are central to the solution. Where they are

stronger, more durable, and more affordable."

The website claims that their



Plantd's founders, left to right: Josh Dorfman, CEO; Nathan Silvernail, COO; and Huade Tan, CTO. The latter two were formerly engineers at SpaceX.

product will be stronger, lighter, more moisture resistant, carbon negative, and will cost the same as regular OSB.

Plantd's panels have just two ingredients: the perennial grass plus a small amount of resin (with the formaldehyde reacted out before reaches Plantd's factory). This creates a low-VOC product with fewer chemical additives compared to other products, according to Plantd.

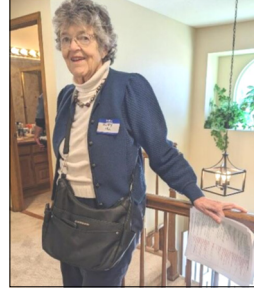
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International Rescue Committee Honors Judy Denison

Judy Denison, 86, was honored last month by the International Rescue Committee for her indefatigable work obtaining free furniture and housewares for virtually every refugee re-settled in Colorado by the IRC since 2020.



From her arrival in Golden 35 years ago, Judy volunteered in countless ways to serve Golden and ultimately to serve refugees, reaching out to involve the rest of us in every possible way.

Her first civic involvement took the form of co-founding Save the Mesas (from being developed by Nike) and joining the fight against ramming a beltway through Golden. She created the "Golden Newsletter" to keep over 1,000 email subscribers informed of that and other campaign/issues as well as the activities of virtually every Golden organization.

Judy's first local refugee effort was the creation of the Golden Re-

lief Group, which helped seven families who survived Hurricane Katrina.

For the IRC, she used her 2-car garage to store furniture donations for refugees from Afghanistan and a dozen other countries. Golden Real Estate was proud to make our moving truck available for transferring

those items to IRC's warehouse until Judy's greatest collaboration, which is with CK & Done, an estate sale company. That company donates the unsold furniture and furnishings from estate sales **and delivers them** to IRC's warehouse.

The IRC was not the first organization to recognize Judy for her voluntarism and civic mindedness. In 2012 the Golden Landmarks Association honored her as a "living landmark."

Space does not allow for a sufficient listing of Judy's contribution to Golden and our planet, so look for links to both those honors at www.GoldenREblog.com.

What Agents Don't Know About Legal Descriptions

Every piece of real estate has both a mailing address and a legal description. The latter needs to be cited in MLS listings and on the deeds recorded with each County Clerk & Recorder.

Most listing agents copy the full legal description which they find on Realist, the property records section of the MLS. However, in the case of property located in a subdivision, that information contains way more than the legal description. Here is an example from Realist:

SECTION 28 TOWNSHIP 03 RANGE 70 QTR SW SUBDIVI-

SION CD 108795 SUBDIVISION NAME CANYON POINT VILLAS FLG NO 2 BLOCK LOT 0001 SIZE: 1379 TRACT VALUE: .032

Because this property is in a subdivision which is itself recorded with the County, the true legal description is simply the name of the subdivision plus the block and lot number. In the above example, there is no block number, so the legal description is simply the following:

CANYON POINT VILLAS FLG NO 2, LOT 1. That's what would appear on the deed recorded by the Jeffco Clerk & Recorder.

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