



THREELOCKBOX MEDIA KIT

ABOUT US

Three Lock Box LLC is an innovative construction control and disbursement company that uses proprietary “collaborative escrow” software to solve many of the payment challenges that arise on construction projects. The company’s name derives from the Spanish three-lock box which was used during the 1500s to protect treasure shipped from the New World. The box required three keys to open it—one was held by the Spanish monarch while the governor of the colony kept the second key and the third key belonged to the ship’s captain. All three had a stake in the treasure and only the three keys used together could open the box—a 500-year old illustration of modern escrow.



Construction attorney Noah Allison created Three Lock Box in 2014. Allison has handled some of the largest construction payment disputes in Las Vegas over the past 25 years, and he designed Three Lock Box in response to his experiences litigating these disputes. With more than 400 online users and companies from every level of construction—and growing—Three Lock Box leads the field of construction control and disbursement in the 21st century.

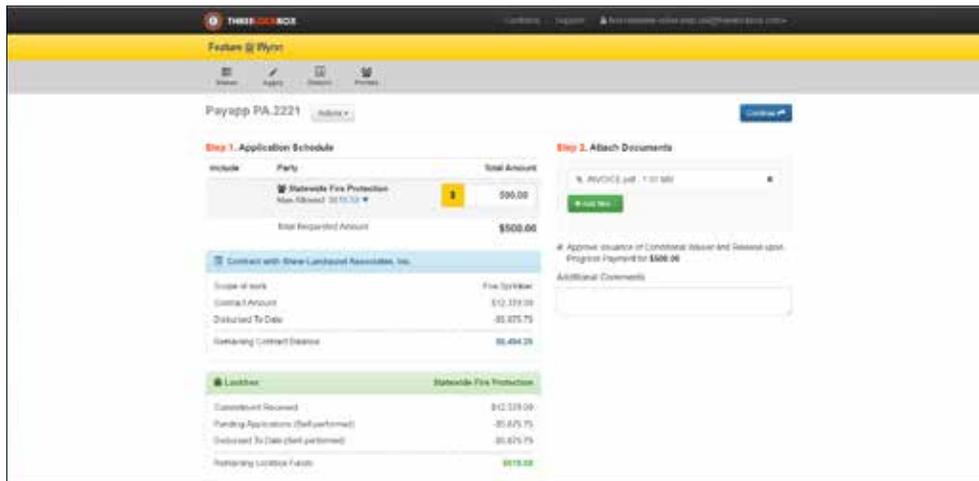
HOW IT WORKS

Designers, general contractors, subcontractors and material suppliers on a project receive an online “lock box” based on their contract amount. When, for example, a subcontractor wants to be paid on a project, there are three steps that need to be completed:

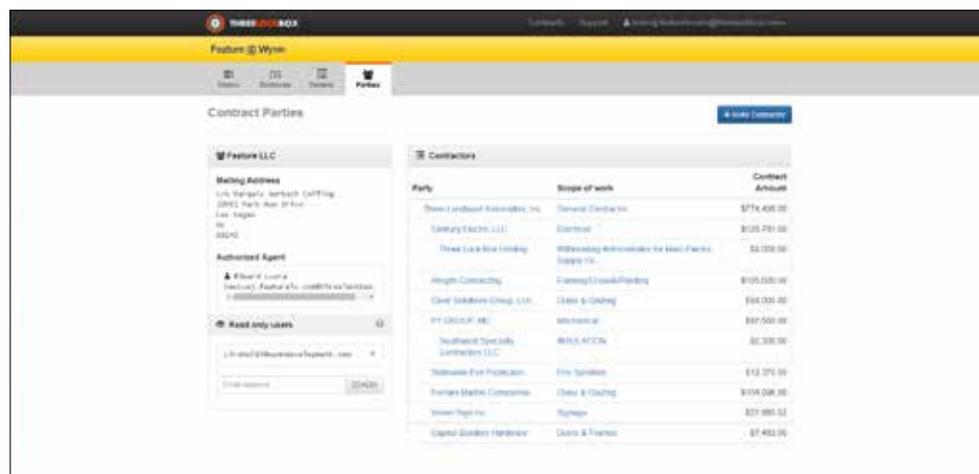
1. The subcontractor logs in online and selects “apply” against its lock box.
2. The general contractor receives notification and reviews and approves the subcontractor’s application.
3. The owner then reviews the application and selects the “disburse” command on the online account.

With all three “keys” inserted and turned, the lockbox “opens” and Three Lock Box pays the funds electronically into the subcontractor’s bank account.

At the same time, the system generates electronically signed legal waivers and releases by the subcontractor. Everything is time-stamped and archived for an optimum virtual paper trail. Landlords use Three Lock Box primarily on tenant improvement projects to ensure all contractors and subcontractors are paid for their time and work, sidestepping the threat of a placement of liens on the property. Three Lock Box not only protects the landlord, it protects general contractors, subcontractors and vendors as well as property owners, developers and commercial leasing companies and lenders, ensuring payment for all.



Because Three Lock Box directly pays subcontractors and suppliers, these parties receive payments within a day or two of the owner's approval, versus weeks of waiting for paper checks typically used in construction projects. Three Lock Box also is 100 percent transparent from the top, down. An owner can monitor every subcontract, every change order and every payment on a project in real time. Lenders, consultants, investors and auditors anywhere in the world can be invited to access the project and the system's archived documents with a click of a button. All that is necessary is an internet connection. These features do not exist in traditional "paper" construction control.



LEADERSHIP



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Noah Allison holds an AV Preeminent rating with Martindale-Hubbell and is recognized as a Mountain States “Super Lawyer” in the category of construction law and construction surety.

Seventy percent of Allison’s law practice involves construction law matters with projects ranging from \$10,000 to \$8 billion. Clients include owners, general contractors, design professionals, subcontractors and suppliers, but the majority of his construction practice involves advising and representing general contractors. Allison has represented clients in connection with change order disputes; mechanic’s liens; insurance and surety bond claims; licensing and disciplinary matters with the Nevada State Contractors Board; contract negotiation, drafting and review; QA/QC protocols and document control; bid contests and bid bonds; human resource issues; warranties and non-conforming work; OSHA matters; public works; union and labor disputes; schedule impact and delay claims; public relations; joint ventures; and project finance.

Three Lock Box LLC is a Nevada-licensed construction control company, and Allison is a Nevada-licensed escrow agent. Three Lock Box, LLC has handled the construction payments on some of Las Vegas’ most exciting construction projects over the past four years at many prestigious Las Vegas properties. These projects include:

- Esports Arena at the Luxor
- Cristo Rey St. Viator Las Vegas College Preparatory School in North Las Vegas
- Public School 702 at Downtown Summerlin
- ZUMA Restaurant at Cosmopolitan
- Canters Deli at the Linq
- Slaters 50/50 in Silverado Ranch
- Kiton at Wynn
- It’Sugar at Bally’s Grand Bazaar Shops
- Shaquille O’Neal’s Big Chicken on Paradise

SERVICES

Who does Three Lock Box serve?

- Landlords
- Tenants
- Developers
- Commercial leasing companies
- Lenders
- Design professionals
- General contractors
- Subcontractors
- Suppliers

What Does Three Lock Box Offer?

- Full compliance with NRS Chapter 627 (Duties of Construction Control)
- Escrow account with strategic partner Bank of Nevada
- Fully bonded at maximum state level (\$250,000.00)
- \$1,000,000.00 errors and omissions policy
- Accounts personally handled by AV-rated construction attorney
- Unlimited use of Three Lock Box online construction control system
- Unlimited ACH disbursements, which may be applied and disbursed monthly, weekly or daily. Single pays are allowed as well
- Paper application and disbursement procedure is available for subcontractors or suppliers who cannot or will not engage the online system
- Automated Conditional and Unconditional Lien Release Generation with electronic service and electronic signatures
- Automated Pre-Lien Notice Generation and electronic service and electronic signatures.
- Lower-tiers may be selectively rolled up in an application
- For fully funded escrow, will assist tenant owner in proper recordation and service of notices of posted security to satisfy landlord
- Unlimited subcontractor and supplier invitation and enrollment
- 100 percent real-time, top-down project transparency with unlimited read-only invites
- All contracts, subcontracts, change orders, drawings and specifications posted to system at no additional charge
- Unlimited customer training and technical support (telephone and/or via Join.me)

What are the benefits of using Three Lock Box?

- Online
- Collaborative
- Secure
- Transparent
- Simple
- Paperless
- Adaptive
- Auditable

TESTIMONIALS

“In Noah Allison’s system at Three Lock Box, everything is online, everything is live, everything is immediate. Budgets are readily seen and changes are readily done. There’s just no delay for getting the business of project disbursement done. You can do it on your own time online 24 hours a day and that is such a great departure for how things are done everywhere else. His system is so different and so modern that it stands out head and shoulders above the others. In addition, there’s a lot of integrity behind the system since Noah, an expert in the field, designed it.”

*Ron Opfer, Director, Commercial Real Estate
Coldwell Banker Premier Realty*

“I was skeptical at first but loved it once we started using it. It was so easy to use and payments were fast—I thought it sped up everything. We’ve had to use other systems that are similar but nothing even close to as user-friendly and as good as this. It literally took me a minute or less to upload a 500-page bill, which was pretty awesome. Once I scan a bill and upload it to Three Lock Box, it takes care of the conditional release for me. It was an easy way to track what we owed our subs. The best part of it is how fast the payments came through. From billing to payment, it was a couple of weeks where normally it was a couple of months.”

*Don Gubler, Accountant
Bombard Electric*

“Among the advantages of Three Lock Box is its ease of use. Between our trade partners (or subcontractors) and us, we don’t have to have a whole bunch of paperwork. Everything is just done online. Owners can approve it right then and there. Things are done way quicker. All the proper paperwork is filled out and processed, so it makes everybody’s lives easier. Other third-party escrow services still do paper. When you have a client who doesn’t live in Las Vegas or have offices here, being able to do things online is quicker and more productive. Having the owner be able to see how much money is in there, making sure we get paid and making sure all the proper releases are executed—it’s very helpful.”

*Holden Hsaio, Vice President of West Region and Information Technology Department
Shaw-Lundquist*



LOCATION/CONTACTS

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Three Lock Box is located at 3191 E. Warm Springs Road in Las Vegas.
Additional information can be found on its website at www.threelockbox.com or by
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