



NEWPORT BEACH
A MARRIOTT RESORT & SPA



Presented by





Renew Your View

**Introducing the newly transformed
VEA Newport Beach
at the Heart of Orange County's Pulse**

The VEA Vision

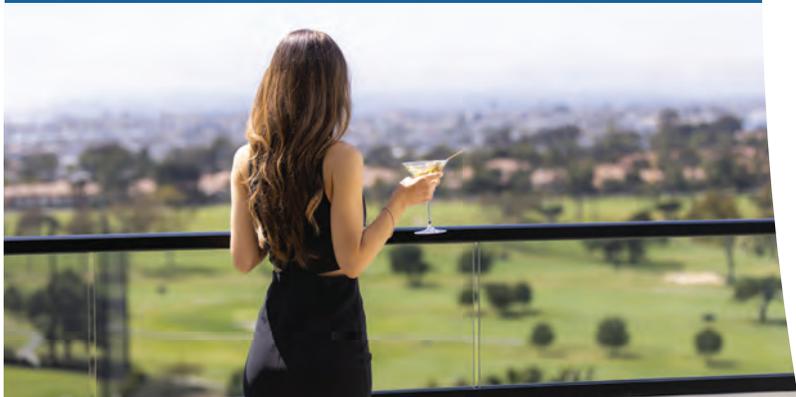
VEA Newport Beach has completed an extensive top-to-bottom transformation of the existing property, unveiling an updated identity and fresh face which showcases the resort's eye candy, the view. While the literal translation of VEA is "see," its defining characteristics extend far beyond the extraordinary ocean and city views that surround its location within Newport Beach. At VEA, guests will delight in a social sanctuary designed for globetrotters and tastemakers that covet the most spectacular coastal retreats. Cosmopolitan influences from the world's greatest waterfront destinations fuse seamlessly with the unique spirit of California's own riviera to set the scene for a gathering place alive with both sophisticated energy and treasured pockets of tranquility.

A Social Sanctuary

The world-class luxury of Fashion Island. The arresting shores of Catalina Bay. The sprawling golf greens cresting ocean views. The bustling beauty that is Newport Beach has been missing one thing: a resort that blends the cosmopolitan energy and connection of the city with the escape of a coastal sanctuary. At VEA, local and traveler alike relish in a rare convergence of energies. The captivating revelry of a playground for the chic with unexpected pockets of sophisticated tranquility. A place to get away in the center of everything with immaculate views and convivial experiences that embody and define the quintessential elements of Newport Beach.



To book your stay at VEA Newport Beach,
visit www.veanewportbeach.com
or call 949-640-4000



Gather

Whether it's an enchantingly long dinner that spills into a poolside after party, sunrise yoga kicked-off with a mimosa, or a corporate meeting made remarkable by a 30-minute live music, snack break in the indoor/outdoor Marea Canvas, there is always something to celebrate at VEA. For all occasions large and small, VEA offers more than 60,000 sq. ft. of indoor/outdoor event space, creating the perfect setting for a wide range of corporate meetings or social engagements at VEA. It's the promise of Newport Beach on an entirely new level.

Groups can meet at VEA to renew and re-energize their team by day and night. Boasting the perfect indoor and outdoor environments for business and play, Groups can share inspiration and camaraderie to chart the next great chapter of their company or association's history.

Leisure travelers flock to VEA to celebrate all the great moments that life has to offer. From romantic retreats and girlfriend getaways to the family vacation by the sea, VEA provides a plethora of experiences to Renew Your View within its social sanctuary.

Corporate travelers doing business in Newport Center will choose VEA for its optimal blend of inspiration and efficiency. A foundation of their trusted Bonvoy brand with the vibrancy and imagination of an independent hotel offering.

Orange County's local tastemakers will gather at VEA for its craveworthy scene...the influencers and the influential's living room of this iconic city. For cocktails by the pool or closing a handshake deal over dinner, every visit is a chance to renew their view centerstage in Newport Beach.



Taste

Elan Café & Bar | Gourmet when you're on-the-go. A coastal rendition of a warm European patisserie, Elan Café & Bar is just the place for fueling up or winding down—with tempting tapas to match. Start the day with matcha and dragonfruit bowls or craft coffees and local pastries. Stop in for a ham and brie baguette at lunch or barista-inspired cocktails and international wine selections.

Edge Pool & Bar | Refreshing cocktails and chef-driven eats under blue skies, perfect for an evening watching the sunset over Catalina. Discover a light and savory experience just steps from the pool and VEA Beach. Enjoy shrimp agua chile, tres tacos, and our signature VEA salad. Pair any of these with our local craft beers, hand crafted cocktails, and finish with housemade popsicles.

VIEW Restaurant & Lounge | A showcase of California coastal cuisine with a cosmopolitan perspective —topped only by the sweeping Pacific Ocean and golf course views that accompany it. Accompanied by live music, a charismatic indoor/outdoor scene, where light bites are paired with tableside martinis. Where crispy confit chicken wings and signature sushi rolls are reasons enough to get out of bed. Where sunset dinners out on the lanai linger into late nights.

Coastal Accommodations

All the guestrooms are completely redesigned for an ultimate coastal luxury experience, with an alluring anthology of warm woods, sedate neutrals and marble cut with movement. Coastal elements masterfully reimagined with beauty and simplicity. It's high design without fuss or excessive complexity that sets the stage for VEA's most inspiring eye-candy: the views. Amenities and standouts include firepits in select premium rooms, Frette robes and bath towels, crisp linens, luxury Molton Brown bathroom amenities, Nespresso machines, and more. The Cosmopolitan Retreat features an expansive layout with a full kitchen with Bosch, Fisher & Paykel, U-Line and Perlick appliances, and a luxuriously appointed living room—all with stunning views of the Pacific Ocean. The Sanctuary Suites were designed to create the ultimate relaxed experience at VEA, featuring soft, muted colors and natural elements like wood, marble, and stone, as well as a spacious bathroom with spa products and a deep soaking tub with bath salts.

Hotel Leadership

Debbie Snavelly, General Manager
 Erin Fritz, Director of Operations
 Randy Bloomquist, Director of Food & Beverage
 Juan Lopez, Director of Engineering
 Kristi Kaib, Director of Finance & Accounting
 Colleen Piechota, Director of Human Resources
 Ben Stinnett, Market Director of Sales & Marketing
 Andrew Arndt, Executive Chef

Ownership

Eagle Four Partners
 Lyon Living

Design Team

HBA San Francisco
 Gensler
 Burton Studio
 Houston Tyner Architects



To learn more visit:
www.veanewportbeach.com



@veanewportbeach



EAGLE FOUR AND LYON LIVING HAVE PARTNERED TO
CREATE AN ICONIC SOCIAL SANCTUARY.

WE ARE EXCITED TO INTRODUCE:



EXPERIENCE A GETAWAY IN THE CENTER OF EVERYTHING.
COME RENEW YOUR VIEW WITH US.

This spectacular transformation would not have been possible without the
hard work and dedication of our extended teams and partners.

A heartfelt thank you to everyone.

Learn more at:
Veaneportbeach.com
Eaglefourpartners.com
Lyonliving.com



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NEWPORT BEACH
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R.D. OLSON CONSTRUCTION

R.D. Olson Construction: Building to Make a Difference in Our Community

R.D. Olson Construction is proud to have partnered with Lyon Living and Eagle Four Partners on VEA Newport Beach, A Marriott Resort & Spa. The renovation, which includes a fully redesigned lobby, entryway, enclosed atrium with state-of-the-art fitness and yoga studios, pool and new event spaces, truly elevates the guest experience.

The beautifully renovated VEA Newport Beach will attract a new generation of business and family travelers seeking a high-end, luxury experience. To complete construction, R.D. Olson drew from their rich history and years of niche experience building luxury hotels, which include Newport Beach's Lido House, Paséa in Huntington Beach, Irvine Marriott, three Autograph Hotels, as well as a full modernization of the Howard Johnson Anaheim Hotel and Water Playground in Disneyland's Resort District.



Dual Brand Marriott Hotels | Marina Del Rey, CA



The AC by Marriott Maui Wailea | Maui, HI



Citrea Multi-Family | Fullerton, CA

“It was an honor to work with all parties involved to make VEA Newport Beach a reality and bring this piece of modern luxury to our community.”

– Bill Wilhelm, president R.D. Olson Construction

The expertise and partnership of R.D. Olson Construction, Lyon Living, Eagle Four Partners, Houston Tyner and Gensler allowed for an accelerated project schedule, focused on each detail of transforming the 1970's building, while still maintaining the utmost quality at each phase of the renovation. A sincere congratulations is deserved by all parties involved for this new luxury resort ideally located at the heart of high-end Newport Beach shopping and dining.

Author Bio

For more than 25 years, Bill Wilhelm has played a pivotal role in helping shape R.D. Olson Construction to become one of the nation's leading general contractors. Under Wilhelm's leadership, R.D. Olson Construction has earned an award-winning reputation across the Western U.S. and Hawaii for projects spanning hospitality, multi-unit, adaptive reuse, education and senior living. Wilhelm can be reached at bwillhelm@rdolson.com or (949) 474-2001.

For more information about R.D. Olson Construction, please visit www.rdolson.com or contact info@rdolson.com.



About R.D. Olson Construction

Founded by Bob Olson in 1979 and led by President Bill Wilhelm, R.D. Olson Construction is one of the top 40 general contracting firms in California, celebrating over 40 years in business. R.D. Olson Construction is a premier builder of hotel properties for several national hoteliers and has a robust portfolio of renovation projects, including Atria Senior Housing, Chapman University, the conversion of the historic Bank of Italy Building into the NoMad Hotel, and more. The firm also has a rich history as a builder of office, retail, restaurant, multi-unit, education, senior living and recreational projects.



Lido House Hotel | Newport Beach



Pasea Hotel | Huntington Beach



Marriott | Irvine Spectrum



Chapman University Student Housing | Orange

R.D. OLSON

CONSTRUCTION

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Bolsa Row Apartments | Westminster



Atria Senior Living | Newport Beach

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DIGNHEY YORK ASSOCIATES UPGRADES VEA NEWPORT BEACH

Digney York Associates is a dedicated team of project managers, superintendents, and hospitality professionals delivering industry-leading general contracting services to the hotel industry. We simplify the renovation experience through our commitment to excellence, quality craftsmanship, and concierge project management.

As industry veterans with over 35 years of service in renovation & construction solutions, we put the needs of our long-standing partnerships at the forefront of everything we do. Our commitment to providing first-class full-service to our hospitality clients, and our coast-to-coast hotel renovation subcontractor partners, gives our clients a concierge-level renovation experience.

We got our start in guest room renovations, and our three decades of expertise in key conversions have allowed us to expand into servicing the entire hotel & resort environment. DYA has the knowledge and skillset to renovate welcoming lobbies, chic bars and restaurants, luxurious spas, fitness centers, and meeting spaces.

Our unique, mindful approach to hotel renovations reduces guest disruption and minimizes revenue displacement for our clients. We offer a variety of pre-construction, construction, and specialty services, running our operations how luxury hospitality brands run their properties. DYA guides clients through the hotel renovation experience, supporting them every step of the way.



Digney York is proud to serve the hospitality industry's most prominent brands and owners, including the owners of VEA Newport Beach, Eagle Four Partners, and Lyon Living.

"We are proud to support our client's creative vision for the reimagining of this long-standing Marriott property," shares Tom Kelley, DYA's Managing Director. *"Their pursuit of innovative design executed with the highest-quality standards aligns with DYA's focus on the quality execution of details."*

This Southern California retreat is an elegant blend of coastal and chic styles, providing guests with endless luxurious amenities. VEA Newport Beach delivers sophisticated food and drink, a posh spa, a fitness studio, and a lively pool scene. Whether your stay invites you to recharge or revel in experiences, VEA Newport Beach has something for everyone, from live music and poolside cocktail parties to a serene spa day and lounging in your lavish suite.

The property underwent a complete refresh with new, coastal-inspired luxury guest rooms. To complement the hotel's ocean views, all guest rooms are redesigned with soft, beach-inspired color palettes of tans, greys, blues, and minimal artwork. The suites and guest rooms feature floor-to-ceiling windows with city, golf course, and ocean views, as well as high-end linens and lush bathroom amenities.

VEA Newport Beach is introducing two new categories of suites, group suites, and wellness-focused suites, spanning over three separate buildings, including Pier Tower with 10 stories and 153 guest rooms, Fairway Building, with three stories and 48 suite guest rooms, and Sky Tower, with 16 stories and 198 guest rooms. The Cosmopolitan Retreat group suites offer four bedrooms, living spaces, and seaside views in custom-created interiors perfect for family getaways or corporate retreats. The Sanctuary Suites are wellness-inspired, providing a calming experience through the colors and textures. They also feature plush bedding, soaking bathtubs, and turndown service.



DYA's team of general contracting experts led the conversions of all 399 guest rooms and suites within the property. Each room was reconfigured with new layouts, decorative lighting, and custom millwork throughout. Contemporary plank flooring with custom carpet inlays at the bed settings ground the guestrooms in familiar comfort. The bathrooms were also redone, incorporating custom feature vanities with backlit mirrors. The new guest bathrooms give visitors a one-of-a-kind shower experience, featuring floor-to-ceiling windows from the shower to the guest room with breathtaking views of the Pacific Ocean. The showers are fully tiled with scalloped decorative wall tiles, further tying in the coastal theme.



Digney York Associates was humbled to be part of this incredible project, and we look forward to celebrating the successful reopening with our partners at VEA Newport Beach!

Our expert renovation contractors are ready to answer your questions and provide personalized hospitality solutions to ensure your brand stands out. **Reach out to us to get started at digneyork.com.**



QUALITY. EXCELLENCE. COMMITMENT.

For over 35 years, Digney York Associates has been putting the needs of our clients first. Through our transparency and high-quality craftsmanship, we ensure you receive the best experience possible when it's time for your hotel room renovation.

When you choose us, you'll experience luxury service, meticulous attention to detail, value engineering, and our product expertise, all with minimal guest disruption. We take time to understand you and your unique needs, and we find thoughtful solutions to see your project through. That's our promise to you.

Who We Are

We're a dedicated team of project managers, superintendents, and hospitality professionals delivering industry-leading general contracting services. Whether you need updated guest rooms, lobby space, meeting rooms, restaurants or bars, or all of the above, trust the Digney York Associates name to provide stunning renovations on time and on budget. We're experts in what we do, and we renovate properties as if they were our own.



By providing first-class, full-service interior renovations, we give our clients a personalized concierge-level experience. Witness our commitment to excellence for yourself by contacting us.

DIGNEYORK.COM | INFO@DIGNEYORK.COM | (703) 790-5281





Newport Beach New Luxury Developments Poised to Meet Business Travel Demands

Despite impacts and challenges of the pandemic, Newport Beach is embarking on a dynamic new chapter of reimagined coastal luxury with a new wave of resort, retail and restaurant developments coming online. Spurred by investor confidence, local visionaries, strong tourism economy and compelling destination brand, the seaside destination is continuing to raise the bar with a curated new set of luxury offerings prime for business travel and meetings.

Business travel is anticipated to recover to 2019 levels in 2024 and reach more than \$84 million in room revenue, according to a tourism forecasting report commissioned by Visit Newport Beach by Tourism Economics. As the home to Fortune 500 companies and leaders of industry, Newport Beach is poised to provide the exceptional local backdrop to build deals with new developments opening over the next two years.

“Newport Beach is in the midst of an unprecedented, once-in-a-generation luxury renaissance,” says Gary Sherwin, president and CEO, Visit Newport Beach. “Adding to our world-class portfolio of hospitality experiences, business leaders in the community will now have more options for business and entertainment with this new set of ultra-premium and trend-setting offerings furnished by leading purveyors of luxury.”

VEA Newport Beach, formerly the Newport Beach Marriott Hotel & Spa, has officially opened its doors this month with the debut of its complete refresh. Embodying the spirit of Newport Beach with a design vision focused on bringing the outdoors in, visitors are welcomed with a stunning lobby waterfall installation, folding glass walls, in-room fire pits, and a new class of suites all offering ocean views.

“As Newport Beach locals ourselves, we are proud to present something created by the community, for the community,” said Kory Kramer, Eagle Four Partners. “Our objective was to create a resort experience authentic to the Newport Beach community, while being a California coastal destination unlike any other.”

Nearly 60,000 square feet of meeting and event space almost doubles the previous footprint, adding a new outdoor event lawn and an indoor/outdoor flex space overlooking the water. In addition, three newly imagined restaurant and bar concepts, a wellness-focused spa with 14 treatment rooms, a high-performance fitness center, and a dedicated saltwater pool provides every modern amenity travelers need for the ideal coastal getaway.

“Our goal was to make VEA a destination not only for world travelers looking for a coastal retreat, but for anyone looking for a unique experience. Rather than Orange County residents driving up to LA for something exciting, people will be driving down to experience VEA,” says Frank Suryan, Lyon Living.

Eagle Four Partners is also involved with the transformation of the iconic former Fashion Island Hotel, debuting plans for Pendry Newport Beach with luxury hotel brand Montage International. Pendry Newport Beach has an anticipated opening date of 2023, and will offer approximately 295 guestrooms, including 82 suites, with floor-to-ceiling windows opening to step-out balconies or private patios with ocean, harbor, and bay views. Curated experiences can be found at

three distinct dining destinations; a spa with eight treatment rooms and a signature health, beauty, wellness and relaxation program; an outdoor pool with a sundeck and cabanas; a 24/7 fitness center; and 14,000 square feet of meeting and event space. Pendry Newport Beach will also host a private membership club designed to create community, connect a diverse group of people from different backgrounds and industries, and provide a unique space for enjoying intimate events, gatherings and culinary experiences.

“As local owners, we are thrilled to be the new stewards of the former Fashion Island Hotel at the heart of Newport Beach. We are dedicated to continuously investing in Newport Beach and elevating the hospitality experience of our neighbors and guests,” said Kevin Martin of Eagle Four Partners, whose other local asset portfolio properties include VEA Newport Beach (formerly the Newport Beach Marriott), Balboa Bay Resort and Newport Beach Country Club.

On the retail front, opening in spring 2024, RH Newport Beach will be worth the wait with a four-level design gallery spanning 80,000 square feet that will redefine and reimagine

the shopping experience at Fashion Island. Presenting one of the largest collections of luxury home furnishings in the world and an in-house interior design firm and atelier will guide visitors through entire floors dedicated to RH Interiors, Modern and Outdoor. A dramatic, glass-encased rooftop restaurant and wine bar will open onto a beautifully landscaped park framing breathtaking views of Catalina Island and the Pacific Ocean. Located on the ocean-facing side of Fashion Island with glass-and-steel French doors opening onto lush garden courtyards and terraces, RH Newport Beach will be a one-stop coastal destination for style exploration. Construction is expected to begin mid-2022 with an open date of spring 2024.

RH Newport Beach will join 21 new stores that have opened at Fashion Island this past year alone including Buck Mason, Something Navy, ThirdLove, Free People, Upwest and more. Luxury electric vehicle company, Lucid Motors, recently joined other automotive outposts including Tesla Motors and Lincoln Experience Center, further positioning Newport Beach as a mecca for high-end automotive.

From world-class restaurants to iconic local eateries, Newport Beach’s culinary scene is also on fire. This year, Lido Bottle Works at Lido Marina Village was listed as No. 1 of 4 in California according to Yelp’s top 100 US restaurants for 2022. *LA Eater’s* in 38 Essential Orange County Restaurants included several Newport Beach restaurants, such as The Winery Restaurant & Bar, A Restaurant, Fable & Spirit, The Crab Cooker, Marche Moderne and more. In OpenTable’s Top 10 Diners’ Choice Winners in South Orange County, you’ll find The Dock and Bazille at Fashion Island. Creative and chef-driven concepts are also opening including A Crystal Cove by Jordan Otterbein of River Jetty Restaurant Group and Hollywood producer Joseph ‘McG’ Nichol.

As business travel, conferences and meetings continue to face longer-term recovery, Newport Beach is investing and expanding its luxury portfolio to become ready for discerning locals and corporate travelers.

For more information, please go to VisitNewportBeach.com



33.6189°N, 117.9298°W



NEWPORT BEACH, CA

WELCOME TO
NEWPORT BEACH



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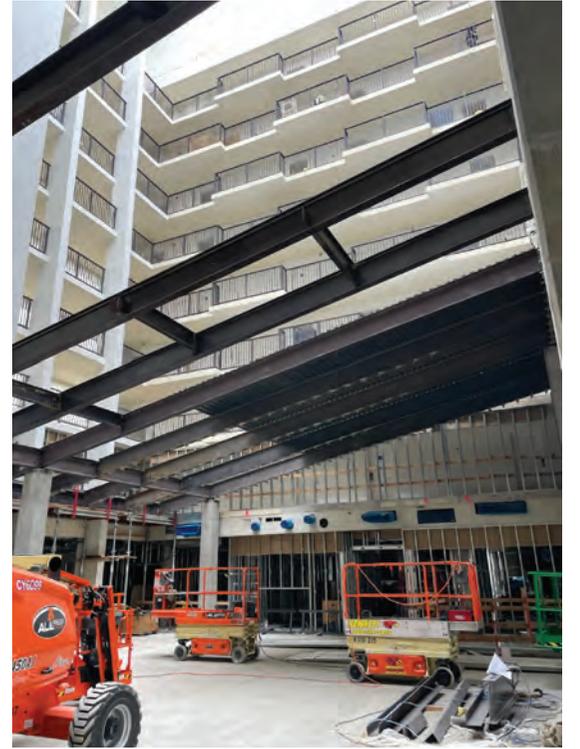


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CONGRATULATES EAGLE FOUR AND LYON LIVING
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IN NEWPORT BEACH

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Designer Works is a Los Angeles certified shop located in Ontario, California. We serve Los Angeles, Orange, Riverside, San Bernardino, and San Diego counties. Designer Works has been a strong member of the Southern California building industry since 2004.

We take pride in the fact that we have been a key contributor to some of the best developments in Southern California. Our work varies, from 5 Star Resorts, Master Planned Residential Communities, to innovative Commercial

Developments. We take pride in our ability to perform well within the constraints of a multitude of different types of construction. Our friendly attitude and confidence in our work allows us to be flexible and well suited to fulfill our customer's needs.

Designer Works is proud to be an American Manufacturing Company.

We are based out of Ontario, California, and you can reach us at (909) 947-5777.



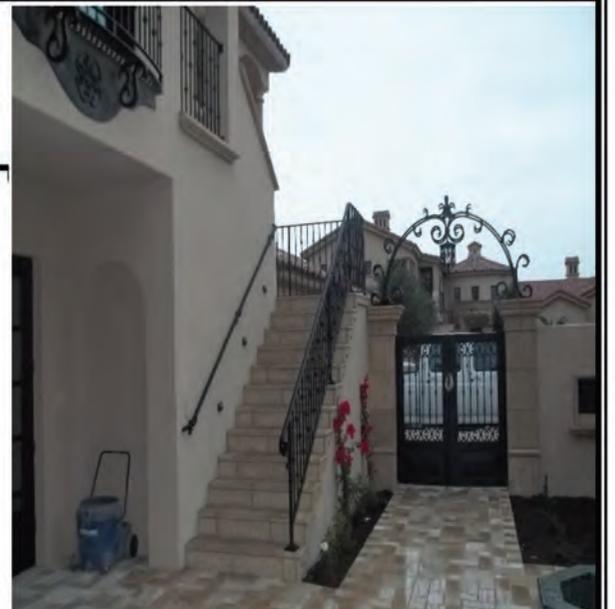
DESIGNER WORKS

Is proud to have worked with the VEA and congratulates them on its opening.

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Daniel Fine Art Services, Inc.

Daniel Fine Art Services, Inc. celebrates 37 years of placing outstanding art in hotels, restaurants, corporations, and private collections. We collaborate with interior designers, architects, and collectors from around the world. By curating art and accessories that resonate with the story of the property, we help create memorable experiences for the guests. Our services include specification and budget development, installation, packaging, transportation, storage, and in-house printing.



We are a cohesive team of creative minds with extensive experience in the fields of fine art and design. Our most recent works can be seen inside VEA Newport Beach; Lido House, Newport Beach; Pasea Hotel, Huntington Beach; Waldorf Astoria Monarch Beach; Inn at the Mission, San Juan Capistrano; InterContinental Hotel San Diego; Wynn Las Vegas; Four Seasons Lana'i; Goldener Hirsch, Park City; Seminole Hard Rock Hotel & Casino, Hollywood, Florida; and Resorts World Las Vegas.

Founded in 1984 by Evalyn Daniel-Putnam, Daniel Fine Art Services, Inc. has completed hundreds of hospitality projects all over the world for some of the most recognized brands in the hospitality industry such as Four Seasons Hotels and Resorts, The Ritz-Carlton, Marriott, Caesars Entertainment, Wynn Resorts, Hilton, IHG Hotels and Resorts, Station Casinos, and MGM Resorts International.

Daniel Fine Art Services, Inc. is certified as a Women's Business Enterprise (WBE) through the Women's Business Enterprise Council (WBENC), the nation's largest third party certifier of businesses owned and operated in the US.

To find out more about our services, please visit our website: www.danielfineart.com, email us at info@danielfineart.com, or give us a call (949) 497-0501

Congratulations!



To Eagle Four Partners and Lyon Living on the new and beautiful VEA.

We are honored to be the art consultant for VEA Newport Beach, A Marriott Resort and Spa.

Daniel Fine Art Services is a full service art consultancy and the premier resource for architects and interior designers for their hospitality projects.

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Printing Services You Can Rely On For Success

DigiPrint Products was excited to partner up with VEA Newport Hotel. When dealing with such a superb brand as VEA we knew only exceptional work would have to be offered. After a few back and forths with their marketing team we were able to provide great materials. Let's start with their executive level business cards, if you get a chance be sure to "touch" them, they are 32pt Triple mounted with a "V" laser cut. DigiPrint Products also supplied their custom table clothes and banners, certificates, envelopes, sales brochures, hospitality cards, presentations folders, key cards, Luminous note cards & much more to come.



DigiPrint Products has been offering Design and Professional Print Services to the surrounding Orange County area for over 15 years. We're not satisfied until you are! We offer quick turnaround times, impeccable customer service and keep up with constant changing trends. Every business needs great materials to mimic their business' model. We are here to provide just that. We hope to hear from you soon & discuss your printing needs. Please Call (714) 850-8833 or email mike@digiprintproducts.com.



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