

180 E  
88TH  
ST





Rising high above the Upper East Side in Carnegie Hill, 180 East 88th is a luxury condominium with grand proportions. The 521 foot tower stands out as the tallest building in the area, providing unprecedented views over Central Park.

Its 48 residences feature precise detail, reinvigorating and reimagining a pre-war aesthetic. Ceiling heights stretch up to 14'-2" and 28'-8" in duplexes, making room for immense 9' tall tilt-turn windows within a classic handset masonry façade. A multi-level amenities area is crafted for an elevated vision of life on the Upper East Side, with dedicated spaces for basketball, soccer, fitness, play, convenience, pleasure and entertainment.

Inspired by influential delineator and architect Hugh Ferriss, and his depiction of "The Metropolis of Tomorrow", DDG's design pays tribute to the location's rich history while leading it into the future of urban architecture.

Classical detailing and craftsmanship is juxtaposed with state of the art technology, construction tools and computer-aided design, furnishing the building with a sense of history and connecting it with its context while leading it into the future of residential development.

Every aspect of the building has been conceived to connect with people on an emotional and experiential level - an endeavor carried by collaborations that have become the lifeblood of the building.

From bespoke wood flooring - sourced from ancient and environmentally managed forests in Hungary and Austria - to stone from historic Italian quarries and customized Molteni kitchens, DDG has challenged its partners to extend their contribution beyond standard utility or aesthetics and enrich the creative value of each product. The finishings are unified in a design that merges function and romance to deliver a sense of magical realism.

The connection with Central Park is also an essential element in the building's design, captured in the lobby by way of a decompression zone of fertile greenery and hanging gardens. The entryway has been shaped to foster a sense of deceleration, providing a sanctuary from New York's rapid pace.

At a height of 16 feet, lofty ceilings effect an unprecedented elevation on the Upper East Side. 9-foot windows frame unrivalled views in every direction, particularly on the full-floor residences where 360 degree views realize a distinct sense of space.

The building will feature two-, three- and four-bedroom configurations as well as a penthouse duplex. The base of the building will also incorporate 52,000 square feet of commercial space.

DDG invests economic and intellectual capital where it can use innovative design solutions to improve the built environment, creating value for both stakeholders and the community at large.

Capital, design, development, construction and asset management are all executed through DDG's multiplatform structure, allowing us to seamlessly and efficiently exercise our vision.

The DDG team is comprised of approximately 100 individuals who come from diverse professional backgrounds that include investment, development, design, construction, hospitality and asset management; their depth of knowledge and expertise has helped set the standard of excellence associated with the DDG brand. The company has acquired, designed and developed over two million square feet of property on the East and West Coasts.

DDG has offices in New York and San Francisco.

JOSEPH A. MCMILLAN, JR.  
Chairman  
Chief Executive Officer

Prior to the founding of DDG, Joe's experience included: Och-Ziff Capital Management Group LLC (NYSE: OZM), a global alternative asset management firm with \$46 billion in assets under management, where he was a senior member of the U.S. private equity investment team; and Greenhill & Co. (NYSE: GHL), where he was a principal and initial member of the Greenhill Capital Partners, LLC investment team managing \$1.1 billion of equity capital. Joe previously served in the U.S. Army.

Joe holds a B.S. in Commerce, Concentration in Finance from the University of Virginia.

CHRISTOPHER J. PROKOP  
President  
Chief Operating Officer

Prior to co-founding DDG, Chris spent his career as a real estate entrepreneur, developing over one million square feet of real estate, including as President of Vesta Development Group, Inc. where he was focused on ground-up construction and repositioning of luxury residential real estate; and Northeast Investors, Co. and affiliates, where he was focused on commercial and medical office development, management, historic restoration, master planned townhouse development and resort property development and management. Chris was a financial analyst and associate with CB Richard Ellis Group, Inc.

Chris holds a B.S. in Business Management from Ithaca College and an M.B.A. in Finance from Fordham University.

PETER G. GUTHRIE  
Chief Creative Officer  
Head of Design & Construction

Peter is a founding member of DDG and his prior experience includes: Founder and President of Office [606] design + construction LLC, an integrated architectural design and construction management firm headquartered in New York; and Peter Gluck & Partners, Architects and ARCS Construction Management Services LLC, where he was a senior project manager responsible for numerous design and construction management projects.

Peter holds an A.B. in Art History and Sculpture from Duke University and a Masters in Architecture from the Yale School of Architecture.

JOHN C. KEELER  
Co-Founder and Principal

JC is a founding member of DDG. His prior experience includes: Managing Member of Keeler Development Group, LLC, a private real estate investment and development firm headquartered in New York; and General Counsel and Strategic Advisor to privately owned companies. JC was a commercial litigator in New Orleans. He is admitted to the bar in New York and Louisiana.

JC holds a J.D. from Tulane University Law School and a B.A. from the University of Colorado in Russian Language and Political Science.



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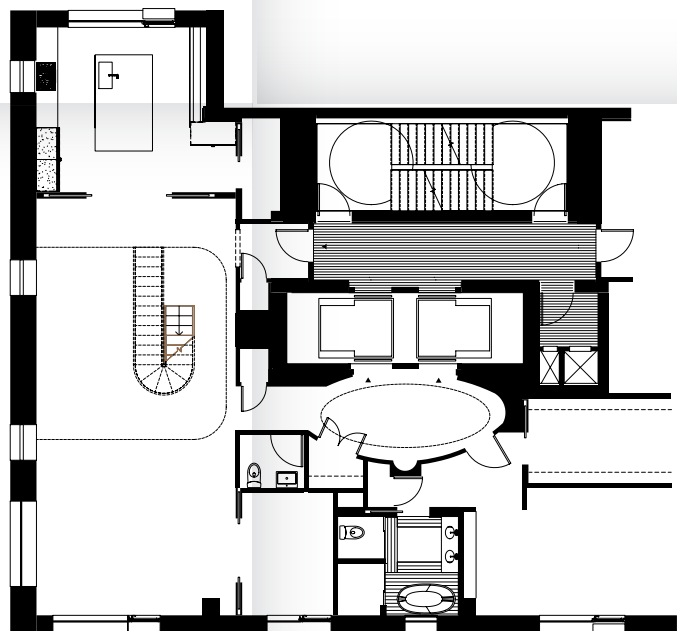
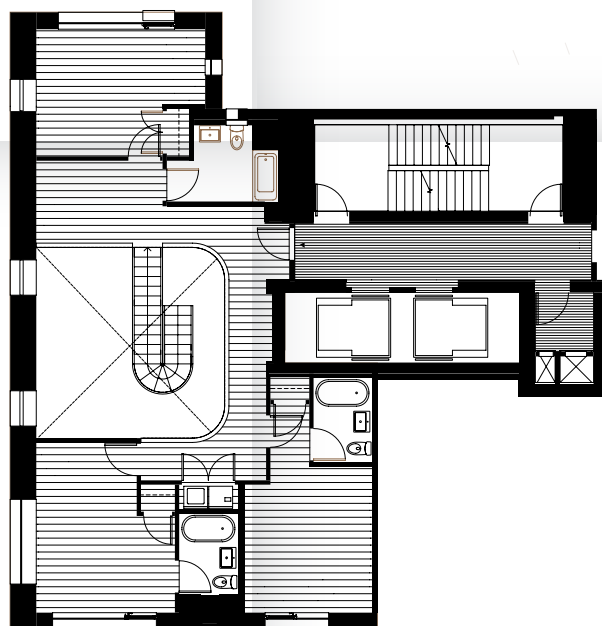
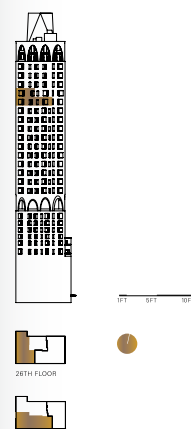
38W

DUPLEX RESIDENCE 38 B (WEST)  
25TH & 26TH FLOOR  
4 BEDROOMS, 3 BATHS, 1 POWDER ROOM  
APPROXIMATELY 3000 SF

FEATURES  
ADMINISTER 7 1/2" WIDE PLANK AUSTRIAN WHITE OAK FLOORING  
CUSTOM DESIGNED SOLID INTERIOR AND ENTRY DOORS  
ZONED, HIGH-EFFICIENCY ENERGY CLIMATE CONTROL  
WITH RADIANT HEATING IN PRIMARY LIVING AREAS  
15 CEILING HEIGHTS

180EBB.COM  
212.239.8599

EXCLUSIVE MARKETING AND SALES AGENT:  
CORCORAN SUNSHINE MARKETING GROUP



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Plan No. C226-0000. These plan dimensions are approximate and subject to normal construction variances and tolerances. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. Plans and dimensions may contain minor variations from floor to floor. Equal Housing Opportunity.

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DUPLEX

FLOOR PLANS

FULL-FLOOR

42

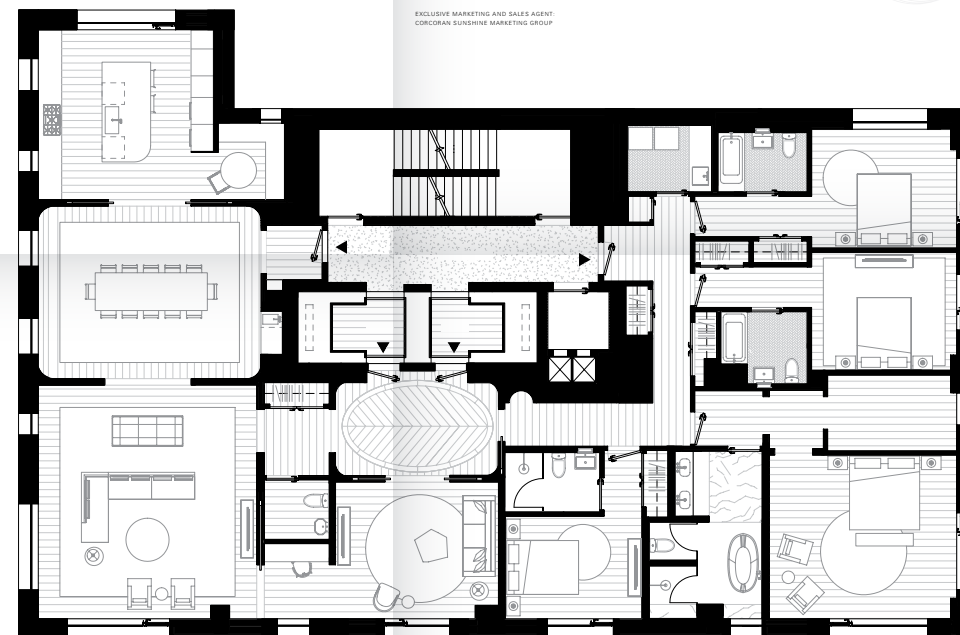
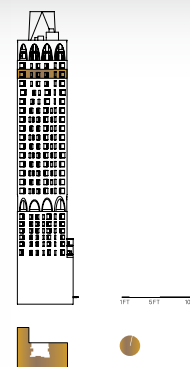
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## STUCCO

Stucco has been used to create fine ornamental plasterwork since ancient times. At the beginning of the 20th century - an immensely active moment for New York City architecture - stucco was held in high favor for the interior design of Upper East Side residences. As if lifted from the prose of F. Scott Fitzgerald, fireplaces adorned with elaborate stuccowork became a defining design characteristic in neighborhoods throughout the city.

In step with their contemporary adaptation of prewar design at 180 East 88th Street, DDG commissioned artist Jan Hooss to create an installation that celebrates stucco's place in the story of the Upper East Side, while taking it into the 21st century.

Early in 2015, Hooss created a full-size curved wall in his studio in Stuttgart, Germany - the wall was an exact model of one that will stand in the 180 East 88th Street building. On the replicated wall, the artist crafted a rococo-inspired yet distinctly modern stucco installation, unifying traditional techniques with his individual and evolved approach.

On completion, Hooss and his team undertook the laborious endeavor of disassembling the artwork for transportation to New York. Then, from DDG's Third Avenue sales gallery, Hooss reassembled his intricate installation piece by piece over many weeks. His creation will remain on display before being transported once more, to its final home at 180 East 88th Street.

Hooss' work is the pinnacle of the art of stucco, which DDG will feature throughout the building and residences at 180 East 88th Street.

### Jan Hooss

Jan Hooss is an artist practiced in drawing, sculpting and stuccowork. He began his education as a stucco sculptor in 1984, with continued training under masters including M. Siller, Zaver Mahler, Giuseppe Spagnolo and K. H. Seemann. Hooss has refined his craft throughout Germany, Italy and France and his work has been exhibited in galleries internationally. He has been charged with a number of important historical restorations and reconstructions, including the Würzburg and Veitschöchheim residences, Dresden Castle, and Maria Steinbach. He has also been commissioned to create custom stucco art in such prestigious locations as the Villa Jung Strasbourg, Bayerischer Hof Munich and Château Miraval, France. Hooss has a fascination with interpreting rococo stucco styles into free-flowing, contemporary art.







## DIORAMA

For the 180 East 88th Street project, DDG has established the company's inaugural sales gallery, located at 1090 Third Avenue, and employed the vanishing art of diorama to create a sense of depth, craft and wonder. In preference to a flat photographic representation of the view, DDG commissioned leading diorama artists Stephen Quinn, George Dante and Sean Murtha to create a diorama of Central Park for display in the gallery.

Under the creative direction of Quinn, the country's foremost diorama authority, a captivating recreation of the park, its landscape and birdlife has been brought to life in the sales gallery as a depiction of 180 East 88th Street's desirable proximity to the park and the extraordinary views granted by the building's position and height.

Uptown Manhattan and Central Park share a deep-rooted connection with the American Museum of Natural History, the iconic institution where Quinn, Dante and Murtha have all contributed to a globally esteemed series of dioramas, enjoyed and admired by adults and children alike.

While dioramas have remained at the heart of institutions like the American Museum of Natural History, the medium fell out of fashion by the 1950s. Despite the matchless appeal of a diorama and its special combination of science and artistry, modern technology is employed a less costly and labor-intensive platform to educate people about the natural environment.

DDG's commission of the Central Park diorama - the first of its kind to replicate the prominent landmark - is a priceless investment into a magical medium that is now otherwise reserved to a limited few collectors. It continues DDG's mission to support artisans in creative ways and underscores its commitment to, and passion for great design.



### Stephen Quinn

Naturalist and artist Stephen Quinn joined the staff of the American Museum of Natural History in 1974 after graduating from the Ridgewood School of Art and Design. Stephen oversaw all aspects of new diorama creation at the museum - including field expeditions, exhibit fabrication, and installation - as well as diorama conservation and restoration. Stephen retired in 2013 and maintains an Exhibition Associate staff position with the museum. He authored *Windows on Nature: The Great Habitat Dioramas of the American Museum of Natural History*, co-authored *Inside the Dzanga-Sangha Rain Forest* and provided illustrations for the book *What Color Is That Dinosaur?*

### George Dante

George Dante has over thirty years of experience as a taxidermist, model maker, illustrator and fine artist. He obtained a BFA from The School of Visual Arts in New York. In 1996, George combined his two passions when he officially formed his growing high school business into Wildlife Preservations. George began contracting for the American Museum of Natural History in 2003, primarily as a taxidermist and sculptor. His sculptures, paintings and illustrations have been exhibited in numerous New York City art galleries. In addition to being the recipient of numerous awards, George is also a certified judge and instructor with several publications in his field.

### Sean Murtha

Sean Murtha graduated from Pratt Institute in New York in 1990 with a BFA in painting and joined the exhibition staff of the American Museum of Natural History in 1996. He was mentored by the last living diorama painter from the museum's "golden age," Fred Scherer. Sean's involvement in new diorama creation has included an expedition to the Central African Republic to collect materials for the Dzanga-Sangha rain forest diorama in the Hall of Biodiversity. He contributed several background paintings during the renovation of the Milstein Hall of Ocean Life in 2003.