



# UNIFORM FRANCHISE DISCLOSURE DOCUMENT

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FRANCHISOR: **OGGI'S PIZZA & BREWING COMPANY**  
 A California Corporation  
 1245 Puerta Del Sol  
 San Clemente, California 92673  
 (949) 218-3961  
 www.oggis.com

We offer to grant you the right to operate an Oggi's™ Restaurant.

A. Oggi's™ Full-Service Restaurants offer on-premises dining, carry-out, line-style ordering and delivery for a wide variety of pizza, pasta, burgers, salads, Italian-style and American-bistro food and other products, including craft brewed beer and other alcoholic beverages.

B. Oggi's Pizza Express® Restaurants offer dine-in and carry-out for the retail sale of pizza, salads and other products, including craft brewed beer and other beverages.

(1) The total investment necessary to begin operation of an Oggi's™ Restaurant is summarized in the following chart:

	<b>Type of Offering</b>	<b>Approximate Total Initial Investment Necessary to Begin Operations</b>	<b>Portion of Total Initial Investment Paid to Franchisor</b>
1.	Oggi's™ Full-Service Restaurant	\$990,000 to \$1,812,000	\$50,000 Initial Franchise Fee
2.	Oggi's Pizza Express® Restaurant	\$477,500 to \$988,000	\$30,000 Initial Franchise Fee
3.	Multi-Franchise Development Agreement for Oggi's™ Full-Service Restaurants	\$1,015,000 to \$1,837,000	\$75,000 for Three Franchises <sup>(a)</sup>
4.	Multi-Franchise Development Agreement for Oggi's Pizza Express® Restaurants	\$497,500 to \$948,000	\$50,000 for Three Franchises <sup>(b)</sup>
5.	Area Development Agreement for Oggi's™ Full-Service Restaurants	\$1,015,000 to \$1,837,000	\$75,000 for Minimum Three Franchises <sup>(c)</sup>
6.	Area Development Agreement for Oggi's Pizza Express® Restaurants	\$497,500 to \$948,000	\$50,000 for Minimum Three Franchises <sup>(d)</sup>

(a) An initial non-refundable deposit of \$2,500.00 is due to Franchisor upon signing the Multi-Franchise Development Agreement for Oggi's™ Full-Service Restaurants. The remaining \$72,500.00 balance for the total Initial Franchise Fees is due to Franchisor upon signing the first Franchise Agreement with the Franchisor and the first lease agreement with the landlord for the first Authorized Location.

(b) An initial non-refundable deposit is \$2,500.00 is due to Franchisor upon signing the Multi-Franchise Development Agreement for Oggi's Pizza Express® Restaurants. The remaining \$47,500.00 balance for the total Initial Franchise Fees is due to Franchisor upon signing the first Franchise Agreement with the Franchisor and the first lease agreement with the landlord for the first Authorized Location.

(c) An initial non-refundable deposit of \$75,000 is due to Franchisor upon signing the Area Development Agreement for a minimum of three (3) Oggi's™ Full-Service Restaurants. This non-refundable deposit includes the Initial Franchise Fee of \$50,000 for the first Oggi's™ Full-Service Restaurant, and fifty percent (50%) of the Initial Franchise Fee of \$25,000 for each subsequent Oggi's™ Full-Service Restaurant. The remaining fifty percent (50%) of the Initial Franchise Fee of \$25,000 for each subsequent Oggi's™ Full-Service Restaurant shall be paid to Franchisor when the Franchise Agreement and lease agreement are signed for each subsequent Oggi's™ Full-Service Restaurant.

(d) An initial non-refundable deposit of \$50,000 is due upon signing the Area Development Agreement for a minimum of three (3) Oggi's Pizza Express® Restaurants. This non-refundable deposit includes the Initial Franchise Fee of \$30,000 for the first Oggi's Pizza Express® Restaurants, and fifty percent (50%) of the Initial Franchise Fee of \$20,000 for each subsequent Oggi's Pizza Express® Restaurants. The remaining fifty percent (50%) of the Initial Franchise Fee of \$20,000 for each subsequent Oggi's Pizza Express® Restaurants shall be paid when the Franchise Agreement and Lease Agreement are signed for each subsequent Oggi's Pizza Express® Restaurants.

(2) This Disclosure Document summarizes certain provisions of your Franchise Agreement and other information in plain English. Read this Disclosure Document and all accompanying agreements carefully. You must receive this Disclosure Document at least 14 calendar-days before you sign a binding agreement with, or make any payment to, the Franchisor in connection with the proposed franchise sale. **Note, however, that no governmental agency has verified the information contained in this document.**

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