

**FRANCHISE DISCLOSURE DOCUMENT**  
**PIZZA STUDIO FRANCHISE COMPANY LLC**  
**A DELAWARE LIMITED LIABILITY COMPANY**  
**4766 Park Granada, Suite 209**  
**Calabasas, CA 91302**  
**1-818-224-5250**  
**www.pizzastudio.com**  
**franchise@pizzastudio.com**

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APR 28 2014  
Dept of Business Oversight



We offer two franchise programs

1 A single Pizza Studio business that features the sale of artisan style pizzas and salads and other authorized foods, Italian ice, beverages, goods and services. The total investment necessary to begin operation of a single Pizza Studio franchise ranges from \$244,900.00 to \$559,750.00, excluding land. This includes the initial franchise fee of \$25,000 that must be paid to the franchisor or its affiliates.

2 An Area Development Agreement where you will develop multiple Pizza Studio businesses within a defined area. The total investment necessary to begin operation of a Pizza Studio area development business is \$15,000 multiplied by the number of restaurants that you must open. You will also incur investment costs listed above for the development of a single Pizza Studio business. You must pay one-half of the development fee when you sign your Area Development Agreement. The balance is paid in installments of \$7,500 when you sign each franchise agreement or upon the termination or expiration of your Area Development Agreement, whichever is earlier. Before you open each Pizza Studio business, you must sign a franchise agreement and pay an initial franchise fee of \$25,000 for each restaurant (see above for the total investment necessary to begin operation of a single Pizza Studio franchise).

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 or an affiliate in connection with the proposed franchise sale. **Note, however, that no governmental agency has verified the information contained in this document.**

You may wish to receive your disclosure document in another format that is more convenient for you. To discuss the availability of disclosure in different formats, contact Ron Biskin at 4766 Park Granada, Suite 209, Calabasas, CA 91302, 1-818-224-5250.

The terms of your contract will govern your franchise relationship. Don't rely on the disclosure document alone to understand your contract. Read all of your contract carefully. Show your contract and this disclosure document to an advisor, like an attorney or an accountant.

Buying a franchise is a complex investment. The information in this disclosure document can help you make up your mind. More information on franchising, such as "*A Consumer's Guide to Buying a Franchise*," which can help you understand how to use this disclosure document, is available from the Federal Trade Commission. You can contact the FTC at 1-877-FTC-HELP or by writing to the FTC at 600 Pennsylvania Avenue, NW, Washington, D C 20580. You can also visit the FTC's home page at [www.ftc.gov](http://www.ftc.gov) for additional information. Call your state agency or visit your public library for other sources of information on franchising.

There may also be laws on franchising in your state. Ask your state agencies about them.

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## STATE COVER PAGE

Your state may have a franchise law that requires a franchisor to register or file with a state franchise administrator before offering or selling in your state. **REGISTRATION OF A FRANCHISE BY A STATE DOES NOT MEAN THAT THE STATE RECOMMENDS THE FRANCHISE OR HAS VERIFIED THE INFORMATION IN THIS DISCLOSURE DOCUMENT.**

Call the state administrators listed in Exhibit F for information about the franchisor, about other franchisors, or about franchising in your state.

MANY FRANCHISE AGREEMENTS DO NOT ALLOW YOU TO RENEW UNCONDITIONALLY AFTER THE INITIAL TERM EXPIRES. YOU MAY HAVE TO SIGN A NEW AGREEMENT WITH DIFFERENT TERMS AND CONDITIONS IN ORDER TO CONTINUE TO OPERATE YOUR BUSINESS. BEFORE YOU BUY, CONSIDER WHAT RIGHTS YOU HAVE TO RENEW YOUR FRANCHISE, IF ANY, AND WHAT TERMS YOU MIGHT HAVE TO ACCEPT IN ORDER TO RENEW.

Please consider the following RISK FACTORS before you buy this franchise:

1. THE AREA DEVELOPMENT AGREEMENT AND FRANCHISE AGREEMENT REQUIRE YOU TO RESOLVE DISPUTES WITH US BY MEDIATION AND LITIGATION ONLY IN CALIFORNIA. OUT-OF-STATE LITIGATION OF MEDIATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES, IT MAY ALSO COST MORE TO SUE OR MEDIATE WITH US IN CALIFORNIA THAN IN YOUR OWN STATE.
2. THE AREA DEVELOPMENT AGREEMENT AND FRANCHISE AGREEMENT STATE THAT CALIFORNIA LAW GOVERNS THE AGREEMENT, AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS LOCAL LAW. YOU MAY WANT TO COMPARE LAWS.
3. THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.

This Franchise Disclosure Document is registered or on file in the following states having franchise registration and disclosure laws, with the following effective dates:

State	Effective Date	State	Effective Date
California		Minnesota	
Connecticut		New York	
Georgia		North Carolina	
Hawaii		North Dakota	
Illinois		Rhode Island	
Indiana		South Carolina	
Kentucky		South Dakota	
Louisiana		Virginia	
Maine		Washington	
Maryland		Wisconsin	
Michigan			

In all the other states, the effective date of this disclosure document is the issuance date of April 22, 2014.

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