

**FRANCHISE DISCLOSURE DOCUMENT  
RADWICK FRANCHISING, LLC  
A California limited liability company  
1725 Hillhurst Ave  
Los Angeles, California 90027  
Telephone (323) 257-5600  
URL [www.eatatspitz.com](http://www.eatatspitz.com)**

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Dept of Business Oversight



Radwick Franchising, LLC, a California limited liability company, offers franchises for the operation of Spitz - Home of the Doner Kebab restaurants ('**Spitz Restaurants**'), which are upscale quick-service restaurants offering Mediterranean-style sandwiches, wraps, salads, and gelato, liquor, beer & wine and catering services

We offer the rights for 3 different franchises in this Disclosure Document

**Single Restaurant Program** Under the Single Restaurant Program, you will sign a Franchise Agreement to operate a single Spitz Restaurant. The total investment necessary to begin operations of a single Spitz Restaurant ranges from approximately \$133,200 to \$371,100. This includes \$5,000 that must be paid to us or our affiliate.

**Area Development Program** Under the Area Development Program we assign a defined area within which you must develop and operate a minimum of 2 Spitz Restaurants within a specified period of time. The total investment necessary to begin operations of 2 to 4 Spitz Restaurants under an Area Development Agreement ranges from approximately \$139,200 to \$386,100. This includes \$10,000 to \$15,000 that must be paid to us or our affiliate.

**Purchase Program** Under the Purchase Program, you will purchase an existing and operating company-owned Spitz Restaurant (an **Operating Spitz Restaurant**) from our affiliate. The total investment necessary to begin operations of an Operating Spitz Restaurant ranges from approximately \$822,500 to \$1,549,500. This includes \$810,000 to \$1,521,000 that must be paid to us or our affiliate.

This Disclosure Document summarizes certain provisions of your Franchise Agreement and other information in plain English. Read the 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 payments to the Franchisor or an affiliate in connection with the proposed franchise sale. **Note, however, that no government 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 disclosures in different formats, contact our President, Bryce Rademan, 1725 Hillhurst Avenue, Los Angeles, California 90027, (323) 839-0389, [brycerademan@gmail.com](mailto:brycerademan@gmail.com)

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 a lawyer or 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

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Commission You can contact the FTC at 1-877-FTC-HELP or by writing to the FTC at 600 Pennsylvania Avenue, NW, Washington, DC 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

**THE ISSUANCE DATE OF THIS DISCLOSURE DOCUMENT IS MARCH 13, 2014, AS AMENDED  
ON SEPTEMBER 5, 2014**

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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 THIS FRANCHISE WITH A STATE DOES NOT MEAN THAT THE STATE RECOMMENDS IT OR HAS VERIFIED THE INFORMATION IN THIS DISCLOSURE DOCUMENT.

Call the state franchise administrator listed on Exhibit J for information about the franchisor, 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 THIS FRANCHISE, 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 FRANCHISE AGREEMENT, AREA DEVELOPMENT AGREEMENT AND ASSET PURCHASE AGREEMENT REQUIRE YOU TO RESOLVE DISPUTES WITH RADWICK FRANCHISING, LLC BY MEDIATION ONLY IN LOS ANGELES COUNTY, CALIFORNIA. OUT OF STATE MEDIATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST YOU MORE TO PARTICIPATE IN MEDIATION WITH RADWICK FRANCHISING, LLC IN CALIFORNIA THAN IN YOUR HOME STATE.

2 THE FRANCHISE AGREEMENT AND AREA DEVELOPMENT AGREEMENT STATE THAT CALIFORNIA LAW GOVERNS THE AGREEMENTS, AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS LOCAL LAW. YOU MAY WANT TO COMPARE THESE LAWS.

3 THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.

**See the Next Page for State Effective Dates**

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