

**OPINION SUMMARY**  
**MISSOURI COURT OF APPEALS EASTERN DISTRICT**

EXTENDED STAY INC.; ESA	)	ED97109
MANAGEMENT L.L.C.; HVM L.L.C.;	)	
BRE/ESA P PORTFOLIO PA PROPERTIES	)	
L.L.C.; BRE/ESA P PORTFOLIO TXNC	)	
PROPERTIES L.P.; BRE/ESA P	)	
PORTFOLIO L.L.C.; BRE/ESA P PORTFOLIO	)	
MD TRUST; BRE/ESA PROPERTIES L.L.C.;	)	Appeal from the Circuit Court
BRE/ESA PA PROPERTIES L.L.C.;	)	of Osage County
BRE/ESA FL PROPERTIES L.L.C.;	)	
BRE/ESA MN PROPERTIES L.L.C.;	)	
BRE/ESA TX PROPERTIES L.P.; and	)	
BRE/ESA MD PROPERTIES BUSINESS TRUST,	)	
	)	
Plaintiffs/Appellants,	)	Honorable Frank Conley
	)	
v.	)	
	)	
AMERICAN AUTOMOBILE INSURANCE	)	
COMPANY, et al.,	)	
	)	
Defendants,	)	
	)	
v.	)	
	)	
INTERNATIONAL PLACEMENT	)	
SERVICES, INC.,	)	
	)	Filed: June 19, 2012
Defendant/Respondent.	)	

Extended Stay, Inc., (“ESA”) appeals from the trial court’s summary judgment entered in favor of International Placement Services, Inc., (“IPSI”) on ESA’s broker negligence claim against IPSI set forth in Count III of ESA’s petition.

AFFIRMED.

Division Three Holds: IPSI is entitled to summary judgment on ESA’s broker’s negligence claim against it because ESA failed to produce evidence of uncompensated legally recoverable damages.

Opinion by: Sherri B. Sullivan, J. Robert G. Dowd, Jr., P.J. and Mary K. Hoff, J., concur.

Attorneys for Appellants: J. Kent Lowry, Thomas Weaver, Scott T. Jansen,  
Georgia Kazakis, Shankar Duraiswamy  
Attorneys for Respondent: Don V. Kelly, John P. O'Malley

**THIS SUMMARY IS NOT PART OF THE OPINION OF THE COURT. IT HAS  
BEEN PREPARED FOR THE CONVENIENCE OF THE READER AND SHOULD  
NOT BE QUOTED OR CITED.**