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Dianne P. Crocker is a principal analyst at Lightbox, leading the company's thought leadership strategy. With twenty years of experience in the property risk management sector. Ms. Crocker provides strategic data and analysis on commercial real estate market and environmental due diligence trends to environmental consultants, commercial real estate lenders, corporations and other parties involved in real estate transactions.

Under Ms. Crocker's direction, LightBox delivers strategic analytics, best practices in risk management, market intelligence reports, educational seminars and customized research for stakeholders in commercial real estate deals.

She is a highly-respected expert on environmental due diligence trends, and is frequently invited to speak on the state of the commercial real estate market and how real estate environmental risk is being managed. Recent conferences include the Environmental Business Council of New England, the Treasury Management Association of New England, the Environmental Bankers Association, the Environmental Information Association, SBA America East, and LightBox's own webinars and Due Diligence at Dawn workshops. Her articles have been published in a variety of leading environmental, lending and real estate publications, including Pollution Engineering, Environmental Protection, Brownfield Renewal, Scotsmans Guide and Globe St. She also writes a bi-monthly column, "Inside the Industry" for AWMA's EM magazine. Ms. Crocker is a member of the ASTM E 50.02.06 Phase I Task Group, and she represented EDR as a Resource Participant on EPA's "All Appropriate Inquiry" Negotiated Rulemaking Committee. Ms. Crocker's efforts to educate the due diligence marketplace about this new rule won EDR a Business Achievement Award from the Environmental Business Journal in January 2005.

Prior to LightBox, Ms. Crocker worked as an economic analyst at E.H. Pechan & Associates, Inc., an environmental consulting firm in the Washington, DC area, specializing in the development and implementation of economic models to estimate the financial and market impacts of proposed environmental policies and legislation on affected industries.