



Residential and Commercial Properties

As described in the accompanying letter, *Business Owners Against Terrorism* is based on the idea that certain legitimate businesses and industries may be exploited by terrorists who portray themselves as honest customers seeking to purchase, lease, or somehow appropriate certain material, licenses and/or services to covertly further a terrorist plot.

The following examples of activity relating to your specific business, though not fully inclusive, may be of **possible** concern to law enforcement:

- As the manager for a particular building/complex you receive complaints of transient activity occurring at odd hours of the day or night. Examples may include a number of visitors frequenting a premise during the late night hours and congregating there on a regular bases or persons who have been regularly observed moving unidentified objects in and out of the premises under the cover of darkness
- An individual signs a lease for an apartment, house, store or office but does not move in, and the premises remain vacant for a prolonged period of time, without any apparent reason (e.g., construction, renovation work, etc.)
- An individual seeks to renew a lease for an apartment, house, store or office although they never occupied it after the initial lease was signed
- A premise is used for activity not normally associated with its intended design (e.g., use of an apartment as a house of worship)
- Documents submitted for personal identification or for a credit check do not appear authentic (Al Qaeda Training Manual states: "It is preferable to rent these apartments using false names, appropriate cover...")
- The individual(s) living in the apartment or house is not the same individual that signed the lease
- The decor and furnishings do not match the purported occupation of the leasee (The Al Qaeda Training Manual cautions: "The cover of those who frequent the location should match the cover of that location.")
- Groups of individuals, especially those with no visible means of support, share a common address. (Terrorist operatives will often cohabitate to facilitate operational planning. Additionally, they may attempt to position themselves in an area that will ease their surveillance of potential targets.)
- There is a sudden spike in the number of individuals or families, residing in different apartment buildings or houses in the area, abruptly moving before the expiration of their lease or rental agreement. This may include families that withdraw their children from neighborhood schools in the middle of the school year
- It comes to your attention that a premise has been discretely modified for storage purposes or "secret locations in the apartment for securing documents, records, arms and other important items" (Quote taken from Al Qaeda Training Manual section, "Security Precautions Related to Apartments").
- The locks and keys have been replaced without prior permission



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- An unusual request has been made for physical plant blueprints or such material is missing or stolen
- Visitors found on your campus/complex ground claim to be lost or appear disoriented
- Maintenance work that is not announced or scheduled takes place
- Deliveries arrive that are not anticipated
- Unusual odors or substances unknown to you
- Containers used for the storage of chemicals or other material – not commonly associated with a residential dwelling or required to operate the purported business at the location – are linked to the premises (e.g., placed in the garbage disposal area)
- Unknown persons ask for directions or pose questions regarding sensitive areas (utility rooms, HVAC systems, etc) or security system (cameras) on the campus or within the complex
- Unknown individuals are observed videotaping or photographing the complex or physical plant assets

Your impressions and assessment, based upon your professional/business experience, are extremely valuable and should help guide you in determining if a customer request, a fact pattern or set of circumstances is unusual.

The conduct of an individual will not necessarily be criminal in nature. Please remember if you suspect something, do not take direct action, confront the individual, or reveal your suspicions. Record as many details as possible about the suspect/vehicle/locations and report them to the Orange County Sheriff's Office Intelligence Unit at 407-504-6764 or email Intel@ocfl.net.