



August 25, 2026

Adriana Gallardo
Dewberry Architects Inc.
8401 Arlington Boulevard
Fairfax, Virginia, 22031

Re: **Limited Cultural Resources Services**
Bennett Building
9300 Lee Avenue
Manassas, Virginia
59E-0132-0001

Froehling & Robertson, Inc. (F&R) conducted Limited Cultural Resources Services to support the proposed demolition of the Bennett Building on June 23 & 25, and August 8, 2026 located at 9300 Lee Avenue in Manassas, Virginia. To support Dewberry's cultural resources assessment, F&R screened for potential Civil War relics utilizing a magnetometer and subcontracted with a licensed ground penetrating radar (GPR) contractor to perform a GPR survey for potential grave sites in the footprint of the Bennett Building, the South Judicial Building Site Area (excluding the footprint of the Annex Building), and the North Area Parking Lot per the attached mapping.

The review area was divided up into four areas: the Bennett Building, the Green Area, the Red Area, and the Blue Area. The Bennett Building area consisted of the basement of the Bennett Building. The Green Area consists of approximately 2.15 acres of grassy areas and walkways within the South Judicial Area located south of Mosby Street and west of the Bennett Building and Annex Building. The Red Area consists of approximately 3.6 acres of the North Area Parking Lot located north of Mosby Street. The Blue Area consists of the remaining approximately 0.88 acres of the North Area Parking Lot and additional parking lots and access roads within the South Judicial Building Site Area east of the Bennett Building and Annex Building.

F&R mobilized to the site on July 23, 2026 for the Bennett Building basement and Green Area, July 25 for the Red Area, and August 8 for the Blue Area.

The findings of these Limited Cultural Resources Services are summarized in the text below. Locations of positive readings detected by the magnetometer and anomalies identified during the GPR survey are depicted in the attached mapping as well as the GPR Job Summary Reports.



MAGNETOMETER SCREENING FOR RELICS

The magnetometer screening was performed utilizing a Schonstedt MAC-51B magnetometer. During the onsite screening, F&R traversed each project area, sweeping the magnetometer in a side-to-side motion for positive signals in an attempt to identify potential buried relics. When a positive signal was encountered, as indicated by the change in tone/sound produced by the magnetometer, a cone with flagging was placed at the location of the positive signal. A Trimble sub-meter GPS unit was utilized to collect coordinates of the positive signals. Onsite magnetometer activities were conducted with oversight from a Dewberry Archaeologist. F&R did not excavate or further investigate positive signals to determine their source. In addition, the signals do not provide information regarding the size, shape, or composition of the buried object.

A total of 459 positive readings were identified within the exterior project areas. Of the 459 positive readings, 150 positive readings were identified in the Green Area, 149 positive readings were identified in the Red Area, and 160 positive readings were identified in the Blue Area. In addition, a total of 8 positive readings were identified within the basement of the Bennett Building. Refer to the attached mapping for their locations.

It should be noted that during scanning activities on July 25, 2026, potential artifacts of glass and pottery were observed at the surface of a landscaped area within the Red Area, and is marked on Figure 4 as an artifact point. This finding was communicated to the Dewberry Archaeologist for their internal project usage. Other potential artifacts were also observed at the surface in the southeast corner of the Red Area; however a data point was not collected at this location, but was verbally communicated to the Dewberry Archaeologist on-site.

Magnetometers have the capability of detecting ferromagnetic objects; therefore, non-ferrous objects and artifacts, such as objects made from copper, brass, lead, or bone, will not be detected. The detectable magnetic signal decreases significantly with distance and can be subject to disturbances from the surrounding environment. Consequently, smaller or deeply buried relics may produce a signal too weak to be detected above the background noise. Magnetometer signals can also be influenced by the subsurface geology, as well as onsite manmade objects such as parking lot signs, fencing, and utilities.

This scope was for informational purposes only and does not include the following services: surveying or survey-grade GPS location of features; archaeological surveys or test pits; formal cultural resource surveys; surveying property boundaries; disturbance or collection of artifacts; and federal, state, and/or local department coordination.



GROUND PENETRATING RADAR SERVICES

F&R subcontracted GPRS to complete a geophysical survey in an attempt to identify and mark the location and extents of potential grave sites within the footprint of the Bennett Building, the South Judicial Building Site Area (excluding the footprint of the Annex Building), and the North Area Parking Site with oversight by Dewberry's archaeologists. The GPR survey was completed utilizing a cart-style GPR which sends signals into the subsurface and was generally able to scan to a maximum effective depth of 2 to 3 feet below ground surface (ft bgs). Limitations to the GPR scanning were noted to include: Bennett Building basement conditions and space constraints, subsurface soil conditions (high clay soils and possible soil moisture), tall grass/vegetation, and onsite utilities. The GPRS Job Summary Reports are included as an attachment to this report.

In total, 14 potential anomalies were identified within the exterior scanning areas. Of the 14 exterior anomalies identified, 12 were identified in the Green Area, 1 was identified in the Blue Area, and 1 was identified in the Red Area. In addition, 12 potential anomalies were identified within the basement of the Bennett Building. It should also be noted that a potential anomaly was noted by GPRS along the boundary of the Green and Blue Areas along the eastern portion of the grassy area to the north of the Bennett Building; however, the anomaly could have been caused by the presence of unknown utilities and/or lines in that area.

On July 23, 2026, members of Historic Preservation were onsite with F&R and the Dewberry and Prince William County Project Team for discussions regarding the project scope and history of the Bennett Building and surrounding area. A member of the Historic Preservation team stated that remains of Civil War soldiers were encountered during the construction of the foundation of the Bennett Building. It was mentioned that between 12 to 15 soldiers may be interred to the northwest of the Bennett Building at depths of approximately 6 ft bgs. The members of Historic Preservation also noted that the burial remains could either be in deteriorating wooden containers or in large communal graves which could impact a potential signal detected by the GPR. The GPR scans performed identified a potential anomaly in the grassy area within the Green Area to the northwest of the Bennett Building; however, due to maximum effective GPR scanning depths of 3 ft bgs, the scans may not have been able to effectively detect the features in this area. This anomaly is depicted in the attached mapping and GPR reports.

It should be noted that anomalies identified by the GPR Survey within the basement of the Bennett Building are not depicted in the attached mapping provided by GPRS due to GPS satellite obstruction from the building structure; therefore, the anomalies identified within the basement are depicted in the attached Bennett Building Basement Assessment Map developed by F&R. The GPRS Job Summary Reports are included as an attachment to this report. Refer to the attached mapping for their locations.

An additional potential anomaly was identified within the Red Area and was reported to appear during the GPR scans at approximately 5.5 to 6.5 ft bgs. This anomaly is depicted in the attached mapping and GPR reports.



CONCLUSIONS AND RECOMMENDATIONS

Froehling & Robertson, Inc. (F&R) conducted Limited Cultural Survey Services at the Bennett Building on June 23 & 25, and August 8, 2026 located at 9300 Lee Avenue in Manassas, Virginia. Based on the field assessments and services performed, a summary of the findings is included below.

- A total of 459 positive readings were identified within the exterior project areas. Of the 459 positive readings, 150 positive readings were identified in the Green Area, 149 positive readings were identified in the Red Area, and 160 positive readings were identified in the Blue Area. In addition, a total of 8 positive readings were identified within the basement of the Bennett Building.
- Potential artifacts of glass and pottery were observed at the surface of a landscaped area within the Red Area which is marked as an artifact point on the mapping attached. Other potential artifacts were also observed at the surface in the southeast corner of the Red Area; however a data point was not collected at this location, but was verbally communicated to the Dewberry Archaeologist on-site.
- Of the 14 exterior anomalies identified, 12 were identified in the Green Area, 1 was identified in the Blue Area, and 1 was identified in the Red Area. In addition, 12 potential anomalies were identified within the basement of the Bennett Building. It should also be noted that a potential anomaly was noted by GPRS along the boundary of the Green and Blue Areas along the eastern portion of the grassy area to the north of the Bennett Building; however, the anomaly could have been caused by the presence of unknown utilities and/or lines in that area.
- Several positive magnetometer readings in the basement of the Bennett Building were identified in the vicinity of anomalies identified during the GPR scans of the basement.

Additional investigations under oversight of qualified archaeologists are warranted.

CLOSURE

Froehling & Robertson, Inc. by virtue of providing the services described in this report, does not assume the responsibility of the person(s) in charge of the Subject Property, or otherwise undertake responsibility for reporting to any local, state or federal public agencies any conditions at the site that may present a potential danger to public health, safety or the environment. In areas that require notification of local, state, or federal public agencies as required by law, it is the Client's responsibility to so notify.

F&R appreciates the opportunity to provide environmental services to you. Please do not hesitate to contact us with any questions regarding the information provided.



Sincerely,

FROEHLING & ROBERTSON, INC.

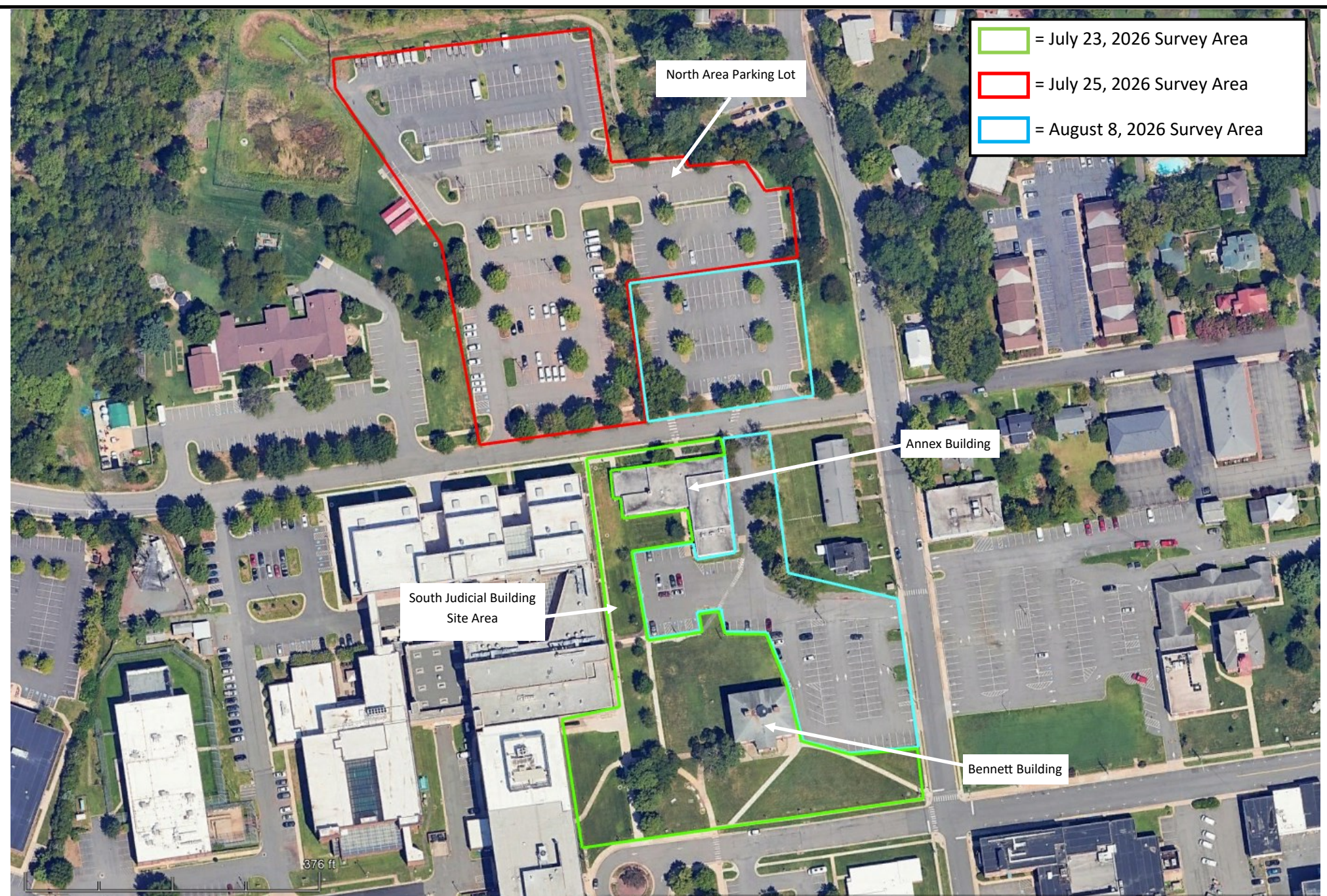
Lucas Powell
Project Manager | Environmental Scientist

Zachary Parker, PMP
Director of Environmental Services

Attachments: Study Area Maps
 Photographs
 GPRS Job Site Summary Reports
 Supporting Documentation



Appendix A - Site Maps

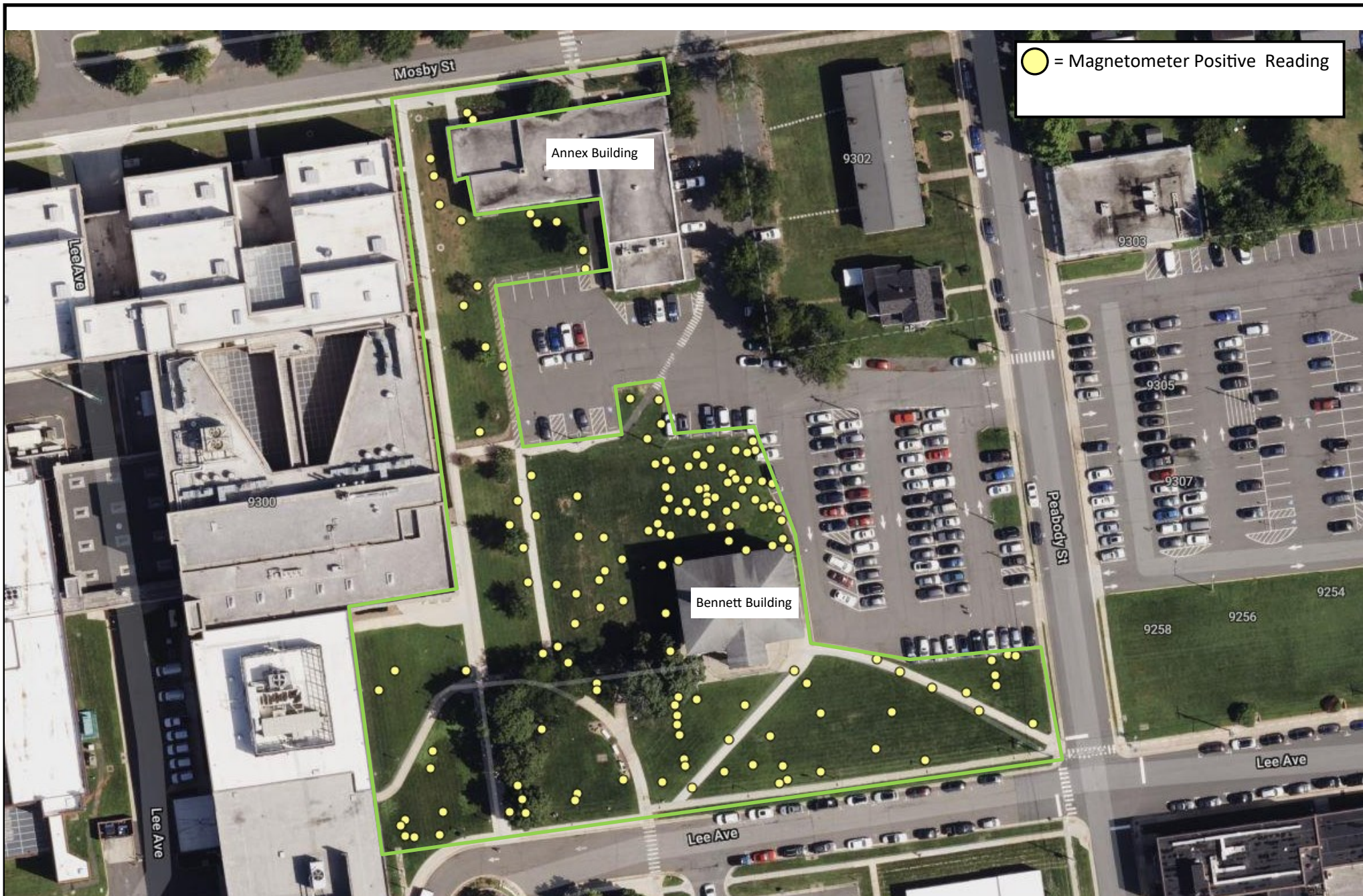


Bennett Building Assessment Areas



Froehling & Robertson, Inc.
 3015 Dumbarton Road
 Richmond, Virginia 23228
 T 804.264.2701

Client:	Dewberry Engineers, Inc.			FIGURE No.: 1
Project:	Bennett Building—Limited Cultural Resources Services			
Location:	9300 Lee Avenue, Manassas, Virginia 20110			
Project Number:	59E-0132-0001			
Data Source:	F&R Drawing			
Date:	August 2026	Scale: As Depicted Above		



Positive Readings—July 23, 2026 Green Area

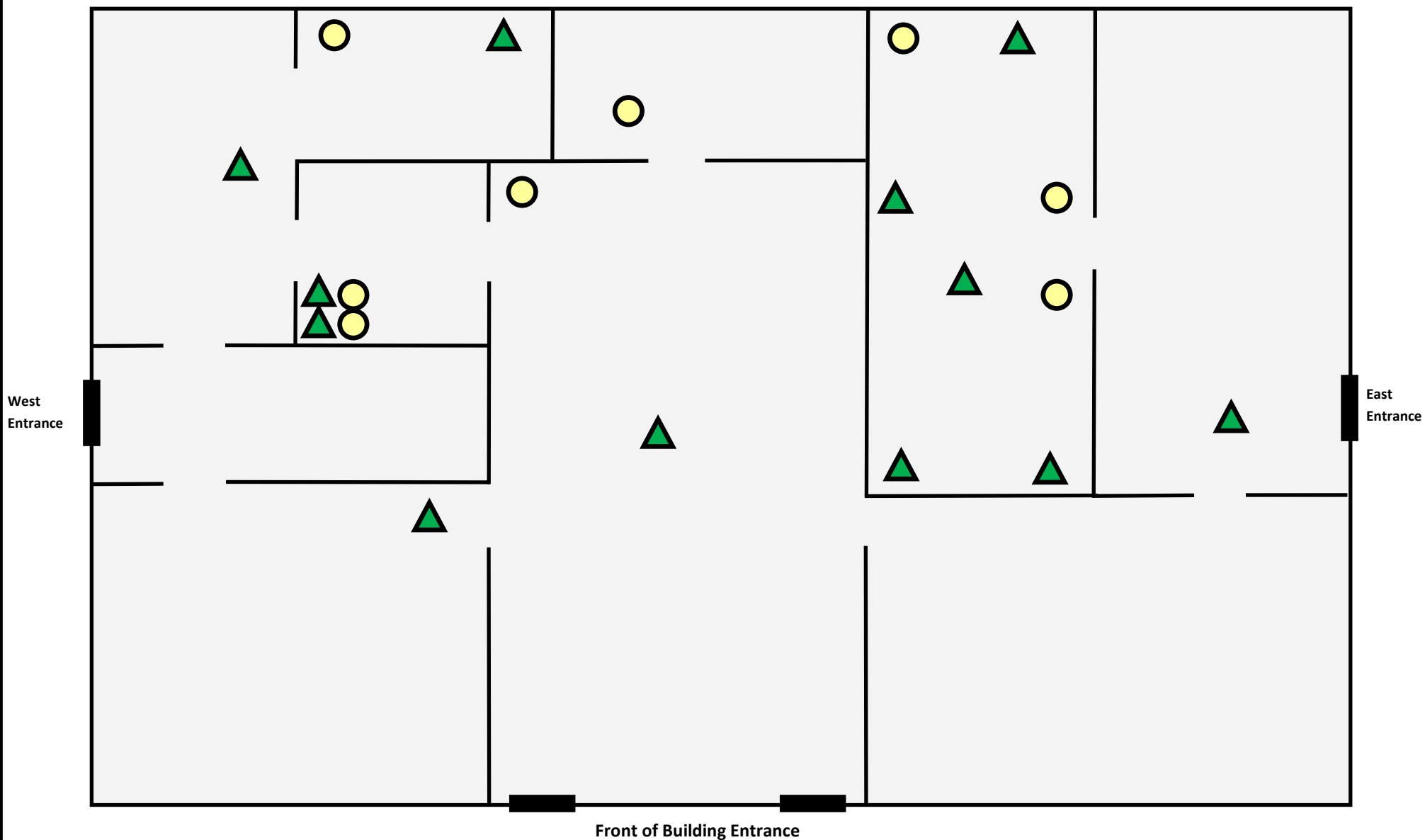


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Client:	Dewberry Engineers, Inc.	
Project:	Bennett Building—Limited Cultural Resources Services	
Location:	9300 Lee Avenue, Manassas, Virginia 20110	
Project Number:	59E-0132-0001	
Data Source:	F&R Drawing	
Date:	August 2026	Scale: Not To Scale

FIGURE 2
No.:

-  = GPRS Anomaly
-  = Magnetometer Positive Reading



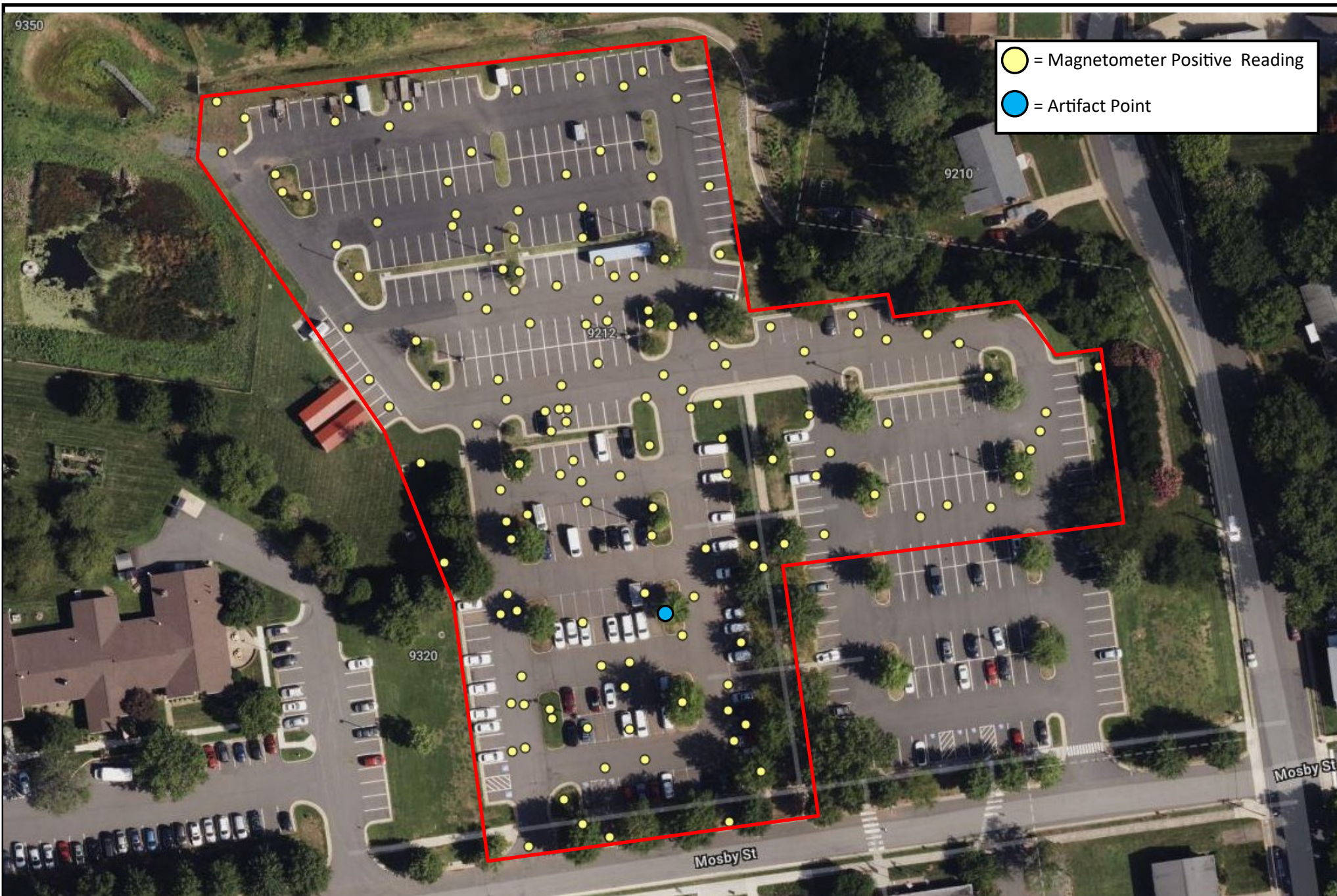
Bennett Building Basement Assessment Map



Froehling & Robertson, Inc.
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 Richmond, Virginia 23228
 T 804.264.2701

Client:	Dewberry Engineers, Inc.	
Project:	Bennett Building—Limited Cultural Resources Services	
Location:	9300 Lee Avenue, Manassas, Virginia 20110	
Project Number:	59E-0132-0001	
Data Source:	F&R Drawing	
Date:	August 2026	Scale: Not To Scale

FIGURE
No.: 2



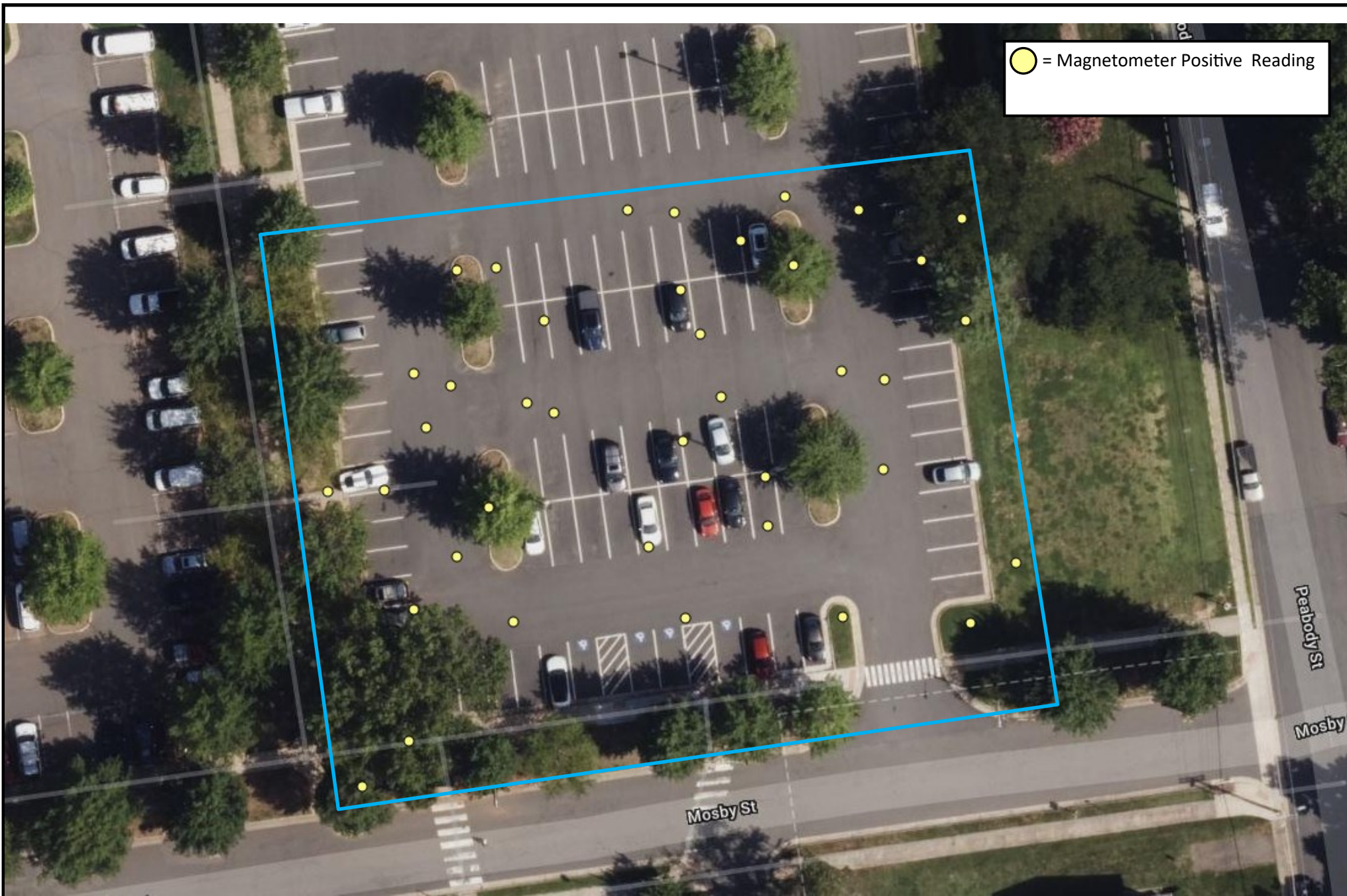
Positive Readings—July 25, 2026 Red Area



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Client:	Dewberry Engineers, Inc.			FIGURE No.: 4
Project:	Bennett Building—Limited Cultural Resources Services			
Location:	9300 Lee Avenue, Manassas, Virginia 20110			
Project Number:	59E-0132-0001			
Data Source:	F&R Drawing			
Date:	August 2026	Scale: Not to Scale		

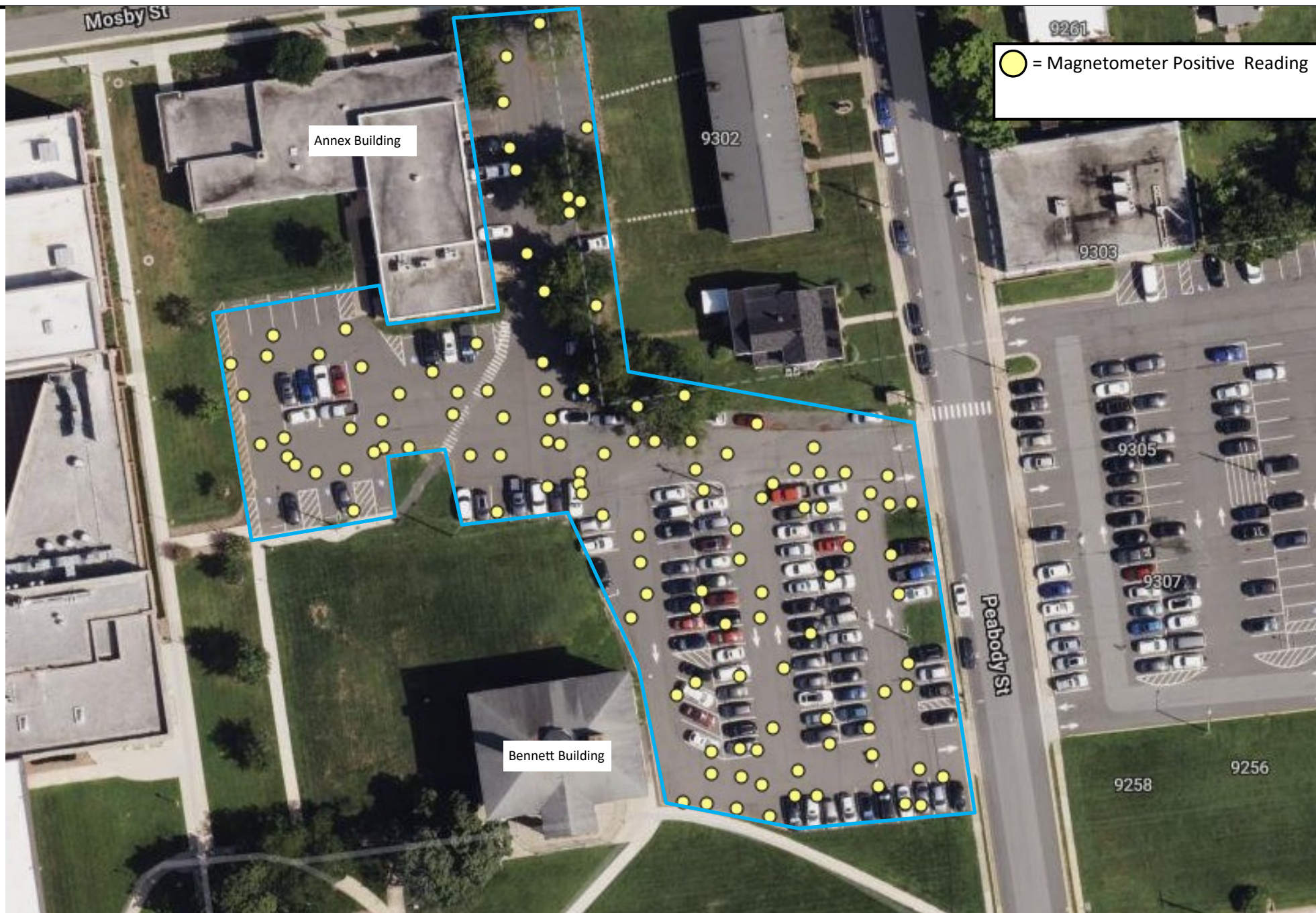


Positive Readings—August 8, 2026 Blue Area—Map 1



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Client:		Dewberry Engineers, Inc.	
Project:		Bennett Building—Limited Cultural Resources Services	
Location:		9300 Lee Avenue, Manassas, Virginia 20110	
Project Number:		59E-0132-0001	
Data Source:		F&R Drawing	
Date:		August 2026	Scale: Not To Scale
FIGURE No.:			5



Positive Readings—August 8, 2026 Blue Area—Map 2



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Client:	Dewberry Engineers, Inc.	
Project:	Bennett Building—Limited Cultural Resources Services	
Location:	9300 Lee Avenue, Manassas, Virginia 20110	
Project Number:	59E-0132-0001	
Data Source:	F&R Drawing	
Date:	August 2026	Scale: Not To Scale



GPR Survey Results—Map 2

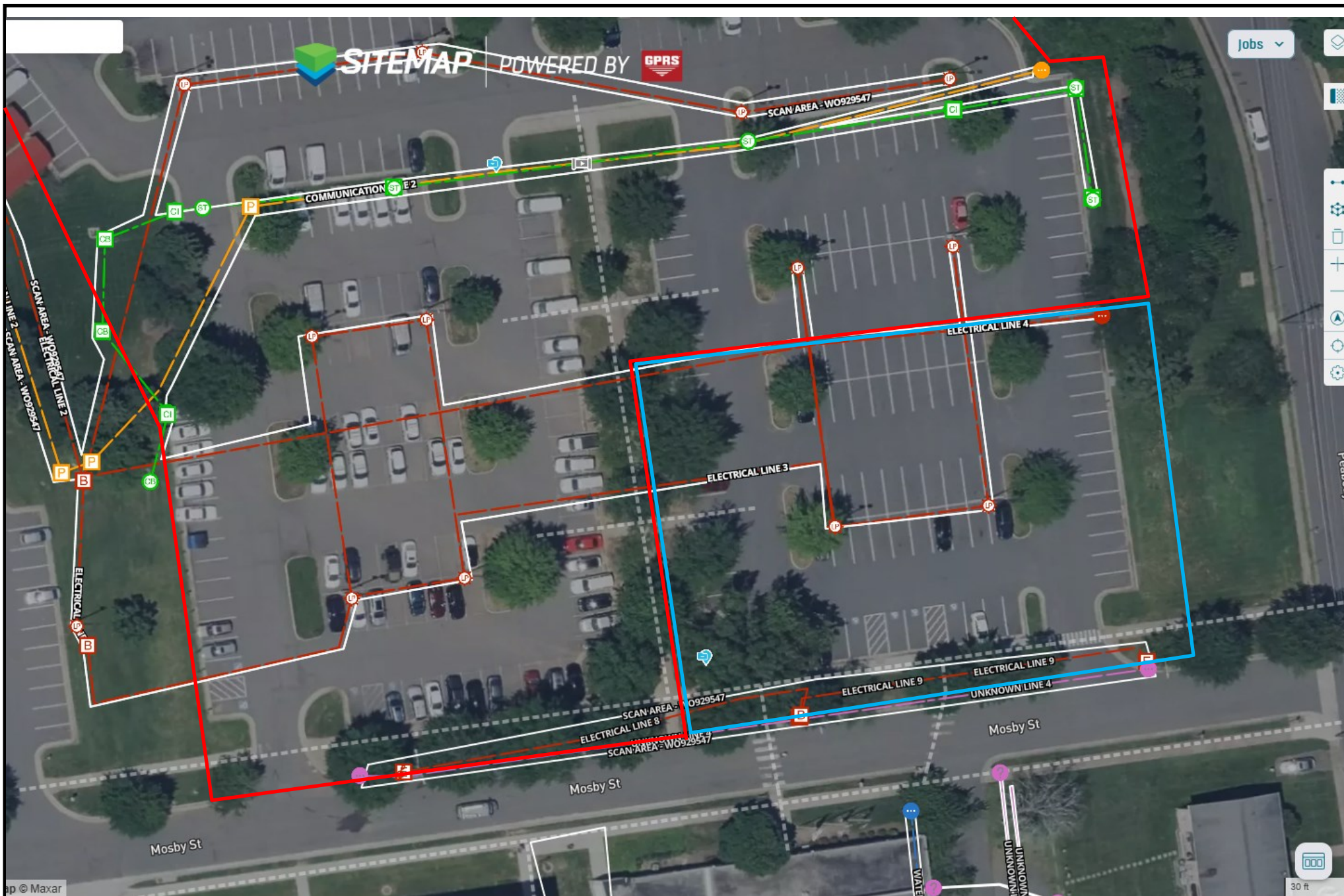


Froehling & Robertson, Inc.

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Client:	Dewberry Engineers, Inc.	
Project:	Bennett Building—Limited Cultural Resources Services	
Location:	9300 Lee Avenue, Manassas, Virginia 20110	
Project Number:	59E-0132-0001	
Data Source:	F&R Drawing	
Date:	August 2026	Scale: As Depicted Above

FIGURE 8
No.:



GPR Survey Results—Map 3

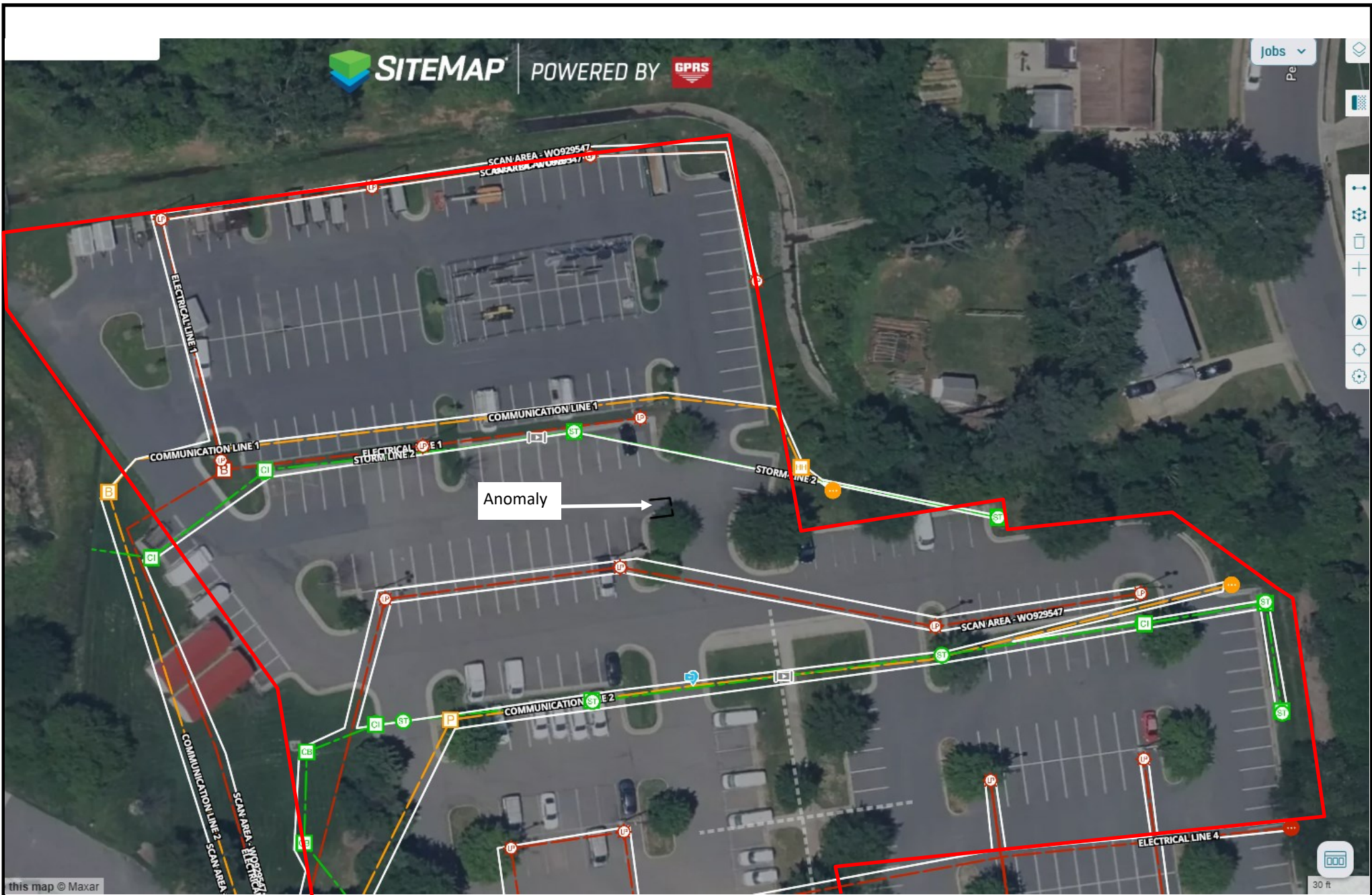


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Project:	Bennett Building—Limited Cultural Resources Services	
Location:	9300 Lee Avenue, Manassas, Virginia 20110	
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Data Source:	F&R Drawing	
Date:	August 2026	Scale: As Depicted Above

FIGURE
No.: 9



GPR Survey Results—Map 4



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Richmond, Virginia 23228
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Client:	Dewberry Engineers, Inc.			FIGURE 10 No.:
Project:	Bennett Building—Limited Cultural Resources Services			
Location:	9300 Lee Avenue, Manassas, Virginia 20110			
Project Number:	59E-0132-0001			
Data Source:	F&R Drawing			
Date:	August 2026	Scale: As Depicted Above		



Appendix B - Photographs



Photo showing the Bennett Building at the Subject Property.



Photo showing a portion of the Green Survey Area.



Photo showing a portion of the Green Survey Area.



Photo showing an anomaly identified by GPRS within the Green Area.



Photo showing a portion of the Red Survey Area.



Photo showing a portion of the Red Survey Area.



Photo showing a portion of the Blue Survey Area.



Photo showing potential artifacts at land surface within the Red Survey Area.



Photo showing a portion of the Blue Survey Area.



Photo showing a portion of the Blue Survey Area.



Photo showing the GPR cart utilized by the subcontracted GPR company.



Photo showing the magnetometer unit utilized by F&R during the assessment.



Photo showing a potential anomaly marked during the GPR survey in the basement of the Bennett Building.



Photo showing a potential anomaly marked during the GPR survey in the basement of the Bennett Building.



Appendix C - GPRS Job Summary Reports



JOB SUMMARY REPORT

Order Number:	Work Order #929547	Job Date:	Jul 25, 2026, 10:50:00 PM
Customer:	7667 [CTN] FROEHLING AND ROBERTSON : FROEHLING AND ROBERTSON - RICHMOND VA	Billing Address:	FROEHLING AND ROBERTSON 3015 DUMBARTON RD RICHMOND VA 23228 United States

JOB DETAILS

Jobsite Location	9300 Lee Avenue, Manassas, Virginia 20110
Work Order Number	Work Order #929547
Job Number	
PO Number	

GPRS Project Manager: Eddie Baise

Thank you for using GPRS on your project. We appreciate the opportunity to work with you. If you have questions regarding the results of this scanning, please contact the lead GPRS project manager on this project.

EQUIPMENT USED

The following equipment was used on this project:

- **Underground GPR Antenna:** This GPR Antenna uses frequencies ranging from 250 MHz to 450 MHz and is mounted in a stroller frame that rolls over the surface. Data is displayed on a screen and marked in the field in real time. The surface needs to be reasonably smooth and unobstructed to obtain readable scans. Obstructions such as curbs, landscaping, and vegetation will limit the efficacy of GPR. The total effective scan depth can be as much as 8' or more with this antenna but can vary widely depending on the soil conditions and composition. Some soil types, such as clay, may limit maximum depths to 3' or less. As depth increases, targets must be larger to be detected, and non-metallic targets can be challenging to locate. The depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: [Link](#)
- **EM Pipe Locator:** Electromagnetic Pipe and Cable Locator. Detects electromagnetic fields. Used to actively trace conductive pipes and tracer wires, or passively detect power and radio signals traveling along conductive pipes and utilities. For more information, please visit: [Link](#)
- **GPS:** This handheld unit offers accuracy down to 4 inches; however, the accuracy achieved will depend on the satellite environment at the time of collection and is not considered survey-grade. Features can be collected as points, lines, or areas and then exported as a KML/KMZ or overlaid on a CAD drawing. For more information, please visit: [Link](#)
- **EMI:** EMI instruments contain two sets of coils on opposite ends of the tool. One set of coils transmits a primary magnetic field, which generates an electrical current into the ground. The induced current then generates a secondary magnetic field, which is detected by the coils in the receiver end of the instrument. The EMI is operated without coming in contact with the surface, so it is not affected by the terrain. However, EMI results are affected by surface features, including vehicles, reinforced concrete, and buildings, and will not yield valuable results in the vicinity of above-ground obstructions. Data is displayed on a control unit, indicating the conductivity of the earth or buried objects. The data is post-processed and displayed in a color-coded contour map showing relative changes in conductivity. GPRS will provide this contour map for interpretation by the client. For more information, please visit: [Link](#)



JOB SUMMARY REPORT

WORK PERFORMED

UNDERGROUND UTILITY

Client Provided Drawings	Yes
Client completed 811 locate request	No
Scope of Work	Utility locate 8.88 acres around potential gravesites and basement
Large Area Scan (acres)	8.8
Approximate GPR Effective Depth (ft)	3
Utilities Located	- Electric - Communication - Storm Sewer
Marking Medium	- Spray Paint - Flags
Results Notes	Project: Prince William Adult Detention Center Location: 9300 Lee Ave., Manassas, VA Client: Froehling & Robertson, Inc. Point of Contact: Hillary Battle Project Manager: Eddie Baise Email: eddie.baise@gprsinc.com Phone: 202-322-9036 Date of Service: July 25, 2026 Scope of Work This was the first day of a multi-day utility locating project. The client requested verification of existing utility layouts and investigation of subsurface anomalies throughout the project area. Methods Utilized Ground Penetrating Radar (GPR) cart surveys, Electromagnetic Induction (EMI) locating, passive utility sweeps, ring clamp signal application, handhole inspections, and storm structure inspections. Communications Utilities Communications handholes were opened and accessible lines were energized using a ring clamp. Communications infrastructure was traced and verified from grassy areas toward both parking lot sections. Utilities were detected at depths of approximately 1 to 2 feet below grade. Electrical Utilities Electrical utilities serving site lights were verified using GPR and EMI locating methods. Existing markings were confirmed and supplemented with flags and cones. Utilities were traced to an electrical box in a grassy area outside the immediate scope and toward both parking lot areas. Depths ranged from 1 to 2 feet below grade. Storm Drainage System



JOB SUMMARY REPORT

Manholes and curb inlets were used to assist in tracing the storm drainage system. GPR data verified storm lines extending from the upper portion of the site near the entrance and exit drives toward the retention pond. Depths varied from 1 to 2 feet and increased to 3 to 4 feet in some locations.

Subsurface Anomaly

One isolated anomaly was detected and marked in black on the site map. The anomaly was estimated at a depth of approximately 5.5 to 6.5 feet below grade. No additional utilities were detected through GPR, EMI, passive sweeps, or ring clamp tracing methods.

Summary

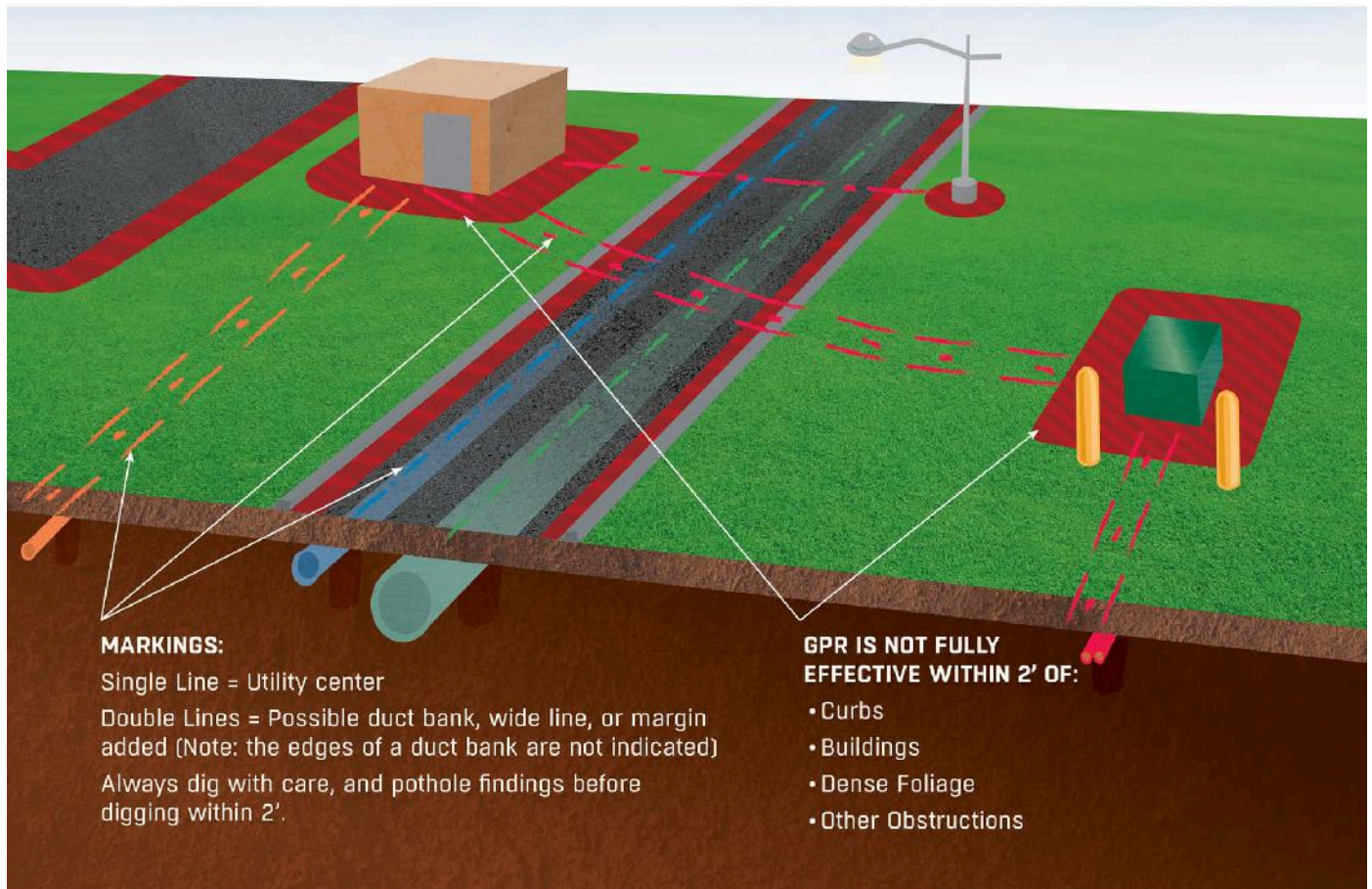
GPRS successfully verified communications, electrical, and storm drainage infrastructure. Communications and electrical utilities were generally located between 1 and 2 feet deep, storm drainage between 1 and 4 feet deep, and one unidentified anomaly was detected at 5.5 to 6.5 feet. No additional subsurface utilities were identified within the project area.



SUPPLEMENTAL INFORMATION

COMMON UTILITY LOCATING LIMITATIONS

There are many limitations to locating utilities, due to a variety of factors, with several more common examples illustrated here.





JOB SUMMARY REPORT

JOB SITE IMAGES



Jobsite Photo #1



JOB SUMMARY REPORT



Jobsite Photo #2



JOB SUMMARY REPORT



Jobsite Photo #3



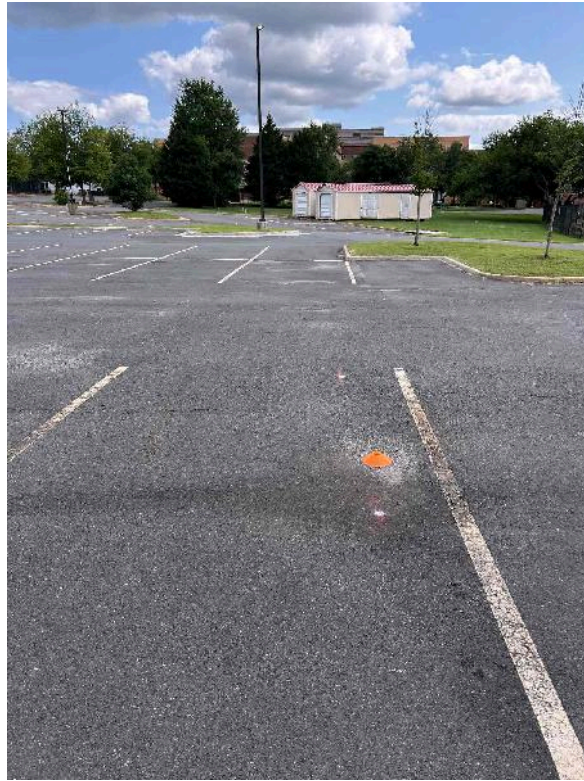
JOB SUMMARY REPORT



Jobsite Photo #4



JOB SUMMARY REPORT



Jobsite Photo #5



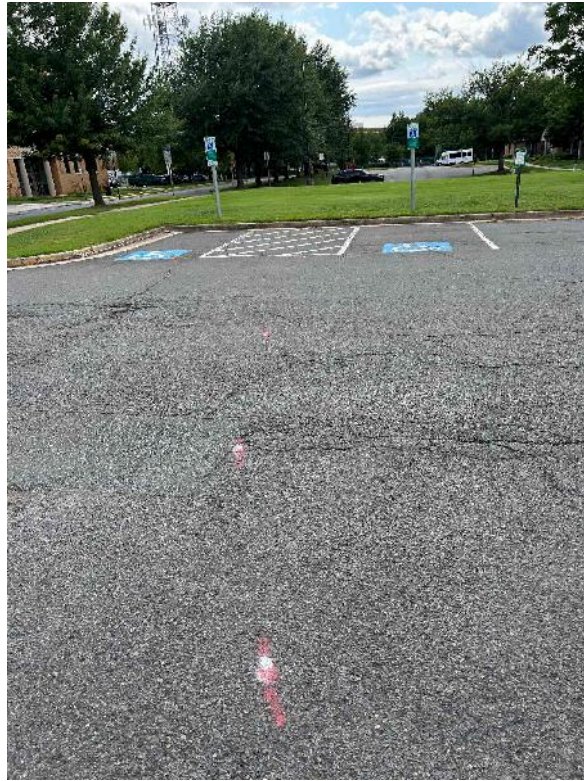
JOB SUMMARY REPORT



Jobsite Photo #6



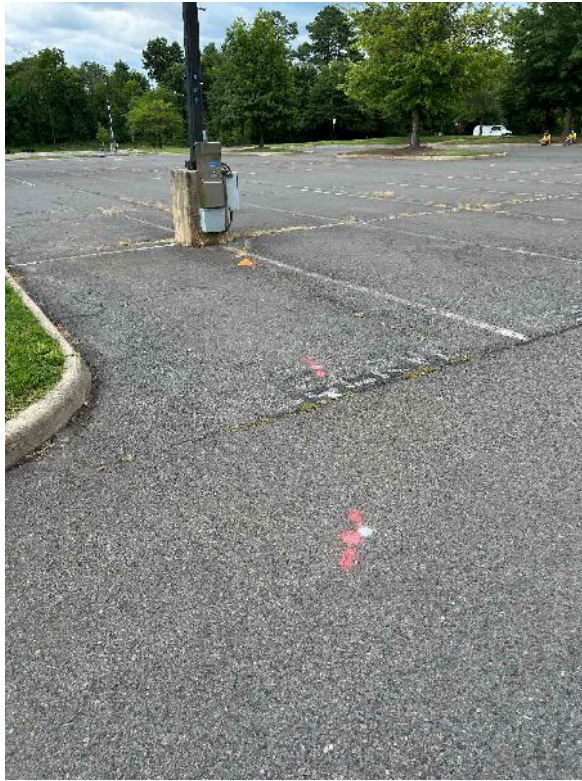
JOB SUMMARY REPORT



Jobsite Photo #7



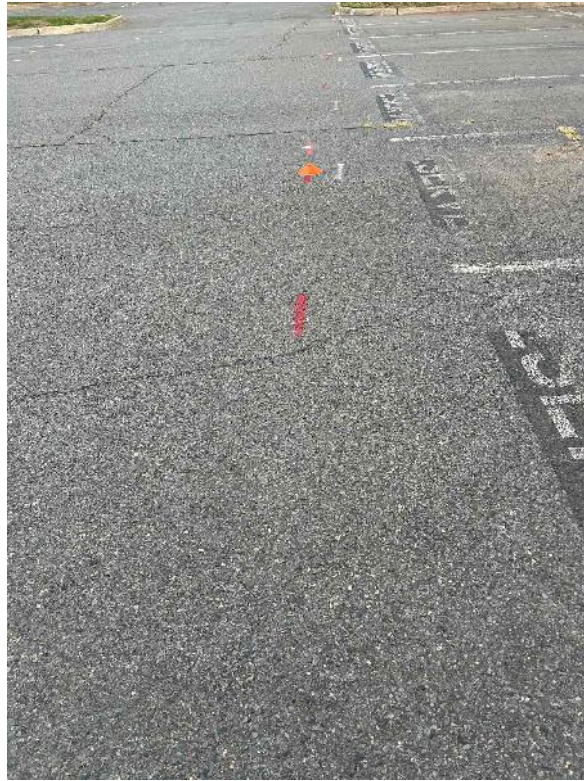
JOB SUMMARY REPORT



Jobsite Photo #8



JOB SUMMARY REPORT



Jobsite Photo #9



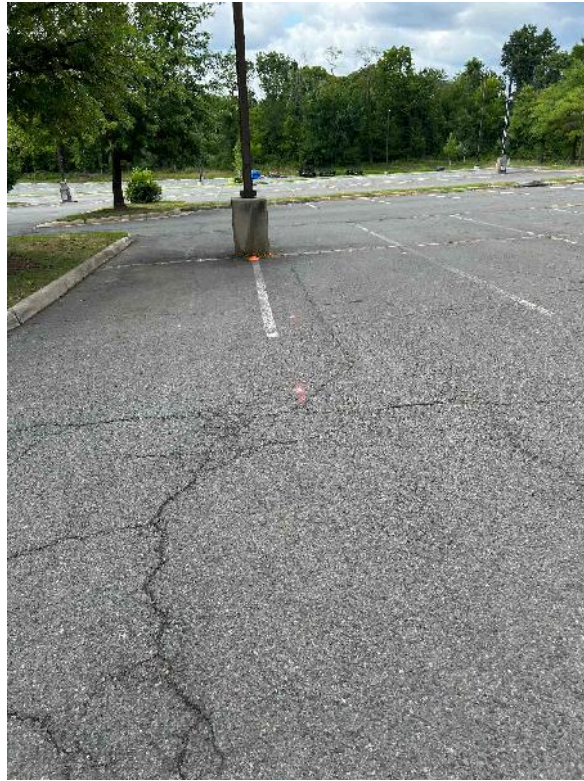
JOB SUMMARY REPORT



Jobsite Photo #10



JOB SUMMARY REPORT



Jobsite Photo #11



JOB SUMMARY REPORT



Jobsite Photo #12



JOB SUMMARY REPORT



Jobsite Photo #13



JOB SUMMARY REPORT



Jobsite Photo #14

CONTACT / SIGNATURE INFORMATION

Contact Information

Contact Name	HILLARY BATTLE	Email	hbattle@FandR.com
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TERMS & CONDITIONS

<http://www.gprsinc.com/termsandconditions.html>



JOB SUMMARY REPORT

Order Number:	Work Order #929547	Job Date:	Jul 24, 2026, 7:23:00 AM
Customer:	7667 [CTN] FROEHLING AND ROBERTSON : FROEHLING AND ROBERTSON - RICHMOND VA	Billing Address:	FROEHLING AND ROBERTSON 3015 DUMBARTON RD RICHMOND VA 23228 United States

JOB DETAILS

Jobsite Location	9300 Lee Avenue, Manassas, Virginia 20110
Work Order Number	Work Order #929547
Job Number	
PO Number	

GPRS Project Manager: Denton Campbell

Thank you for using GPRS on your project. We appreciate the opportunity to work with you. If you have questions regarding the results of this scanning, please contact the lead GPRS project manager on this project.

EQUIPMENT USED

The following equipment was used on this project:

- **Underground GPR Antenna:** This GPR Antenna uses frequencies ranging from 250 MHz to 450 MHz and is mounted in a stroller frame that rolls over the surface. Data is displayed on a screen and marked in the field in real time. The surface needs to be reasonably smooth and unobstructed to obtain readable scans. Obstructions such as curbs, landscaping, and vegetation will limit the efficacy of GPR. The total effective scan depth can be as much as 8' or more with this antenna but can vary widely depending on the soil conditions and composition. Some soil types, such as clay, may limit maximum depths to 3' or less. As depth increases, targets must be larger to be detected, and non-metallic targets can be challenging to locate. The depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: [Link](#)
- **GPS:** This handheld unit offers accuracy down to 4 inches; however, the accuracy achieved will depend on the satellite environment at the time of collection and is not considered survey-grade. Features can be collected as points, lines, or areas and then exported as a KML/KMZ or overlaid on a CAD drawing. For more information, please visit: [Link](#)



JOB SUMMARY REPORT

WORK PERFORMED

CEMETERY

Client Provided Drawings	No
Scope of Work	The scope of work for this project was to perform a Ground Penetrating Radar (GPR) investigation at a historical site to identify and evaluate potential unmarked graves believed to date back to the 1800s. The objective was to scan designated areas for subsurface anomalies that exhibited characteristics consistent with possible burial locations. All detectable anomalies of interest were identified, documented, and marked for the client's review.
Large Area Scan (acres)	2
Approximate GPR Effective Depth (ft)	2
Limitations Encountered	- Not enough area to perform scan - Overgrown vegetation - Soil conditions not suitable for GPR at time of scanning
Limitations Encountered - Other	Several site conditions affected the quality and depth of the Ground Penetrating Radar (GPR) data collected during this investigation. * Confined interior spaces: Portions of the building contained narrow hallways and small rooms that limited maneuverability of the push-behind GPR system. In these areas, multiple passes and careful repositioning of the equipment were required to obtain the best possible data, which may have reduced scan efficiency and coverage. * Soil conditions: The primary limitation throughout the project was the subsurface soil composition. The GPR consistently experienced reduced signal penetration, with reliable data generally limited to approximately 2 to 3 feet below grade. In several locations, particularly near the courthouse side of the property, penetration was reduced to approximately 2 feet. * High-clay soil: The site's red clay soil significantly attenuated the GPR signal, producing increased background noise and limiting the antenna's ability to image deeper subsurface features. This resulted in diminished data quality beyond approximately 2-3 feet in many areas. * Possible soil moisture: Recent rainfall may have left portions of the subsurface saturated. Elevated moisture content, combined with the clay-rich soil, likely further reduced GPR signal penetration and contributed to the limited investigation depth. * Vegetation and terrain: A fenced area containing knee-high grass was successfully scanned using the push-behind GPR system; however, the tall vegetation, minor surface irregularities, and exposed tree roots reduced scanning efficiency and may have affected antenna coupling with the ground, potentially impacting data quality in localized areas. Due to these limitations, subsurface features located deeper than the effective GPR penetration depth, or obscured by unfavorable soil conditions, may not have been detectable during this investigation. As with all non-invasive GPR surveys, the absence of a detectable anomaly does not conclusively confirm the absence of buried features or graves.
Obstructions Encountered	This investigation was conducted to identify subsurface anomalies that may be consistent with potential unmarked burials dating to the 1800s. Due to the significant passage of time, natural soil processes, historical land use, and agricultural activities such as plowing, original burial signatures may have been substantially altered or diminished. These factors can reduce the contrast between disturbed and undisturbed soils, making potential burial features increasingly difficult to distinguish using Ground Penetrating Radar (GPR).



JOB SUMMARY REPORT

	Based on information provided on-site by the archaeological representative, potential burials could be located at depths approaching 6 feet below grade. However, site-specific soil conditions limited effective GPR penetration to approximately 2-3 feet across much of the project area. As a result, potential graves or other archaeological features located below the effective depth of investigation may not have been detectable during this survey. This GPR investigation was performed as a non-invasive geophysical survey intended to identify detectable subsurface anomalies that may warrant further archaeological evaluation. The absence of a detectable anomaly should not be interpreted as confirmation that no burials or archaeological resources are present. Final determinations regarding the presence or absence of unmarked graves should be made through archaeological interpretation and, where appropriate, additional investigative methods consistent with applicable archaeological standards and local requirements
Marking Medium	- Flags
Results Notes	For this project, GPRS employed an Impulse Ground Penetrating Radar (GPR) system to investigate a suspected historic burial area dating to the 1860s. The purpose of the survey was to identify subsurface anomalies that may be consistent with historical ground disturbances and to assist in the evaluation of potential unmarked graves within the designated survey area. Information provided by site representatives and archaeological personnel indicated that burials may have occurred within the project area. Due to the age of the site, the burial methods and conditions are unknown. Potential scenarios discussed included individual interments, burials within deteriorated wooden containers, or communal/trench-style burials. These factors can significantly affect the visibility of burial features using GPR technology. --- Scan Methodology Ground Penetrating Radar (GPR) A systematic Ground Penetrating Radar (GPR) survey was performed throughout the designated survey area to identify subsurface anomalies that may be consistent with historical ground disturbances. The survey focused on locating anomalies that differed from the surrounding soil profile and warranted further review. Multiple scan transects were completed across all accessible portions of the work area. Data was collected in multiple directions where possible to help verify anomalous responses and improve interpretation accuracy. Site Conditions and Limitations Subsurface conditions consisted primarily of dense clay-rich soils. These conditions significantly attenuated the GPR signal and reduced penetration depth throughout the survey area. Recent rainfall prior to the investigation may have further increased soil moisture content and contributed to reduced signal penetration. As a result, effective GPR penetration was generally limited to approximately 2 to 3 feet below grade, preventing reliable evaluation of deeper subsurface conditions. --- Findings During the investigation, several isolated subsurface anomalies were identified and marked. These anomalies exhibited localized changes within the GPR data and were interpreted as areas of potential subsurface disturbance.



JOB SUMMARY REPORT

The observed anomalies were generally detected at approximate depths of 2 to 3 feet below grade. One anomaly produced a notable hyperbolic response that was visible from multiple scan directions; however, the available data was insufficient to definitively identify the source of the anomaly.

No interpretation was made that these anomalies represent graves or human remains. Rather, they were documented as subsurface features that may warrant additional archaeological evaluation.

Based on information provided by archaeological personnel on-site, the anticipated burial depth for potential historical graves was approximately 6 feet below grade. Due to the limitations of GPR penetration at this site, deeper subsurface conditions could not be effectively evaluated. Consequently, this survey could neither confirm nor rule out the presence of deeper archaeological features or burials.

All anomalies considered potentially significant were marked in the field with flags, documented photographically, and recorded with GPS coordinates to facilitate future archaeological review. Temporary field markings were removed following documentation.

Important Limitations & Notes

GPR Limitations

Dense clay soils significantly reduced GPR signal penetration and data quality.

Effective investigation depth was generally limited to approximately 2–3 feet below grade.

Recent rainfall and elevated soil moisture may have further impacted signal penetration.

GPR effectiveness is highly dependent upon soil conditions, target size, target composition, depth, and preservation state.

Burial Detection Limitations

The age, condition, and method of burial were unknown at the time of the survey.

Potential burials may have been individual, clustered, or trench-style interments.

Any wooden burial containers that may have existed could have deteriorated over time, reducing the likelihood of producing identifiable GPR signatures.

Deeper burials may exist beyond the effective range of the survey and would not be detectable under current site conditions.

Archaeological Considerations

This investigation represents a non-invasive geophysical assessment only.

Marked anomalies should not be interpreted as confirmed graves, burial shafts, or human remains.

The interpretation and significance of identified anomalies should be determined by qualified archaeological professionals using additional investigative methods if deemed appropriate.

Additional archaeological testing, probing, excavation, or other verification methods may be necessary to determine the nature of the anomalies.

Conclusion



JOB SUMMARY REPORT

The Ground Penetrating Radar survey was successfully completed within the accessible project area. Several subsurface anomalies were identified, documented, and marked for archaeological reference. These anomalies represent locations where the GPR data differed from surrounding soil conditions and may indicate areas of subsurface disturbance.

Due to dense clay soils and moisture-related conditions, effective GPR penetration was limited to approximately 2 to 3 feet below grade. Because anticipated burial depths were reported to be approximately 6 feet below grade, deeper subsurface conditions could not be adequately evaluated. As a result, this investigation could neither confirm nor eliminate the possibility of unmarked graves or other archaeological features within the study area.

The marked anomalies should be considered areas of interest for potential future archaeological investigation rather than confirmed burial locations. Any decisions regarding further evaluation should be made by the archaeological team based on project objectives and site-specific considerations.

Contact Information

Name: Denton Campbell Phone: 929-651-2416 Email: Denton.Campbell@gprsinc.com

Field Technician: Denton Campbell Company: GPRS (Ground Penetrating Radar Systems)



JOB SUMMARY REPORT

JOB SITE IMAGES



Jobsite Photo #1



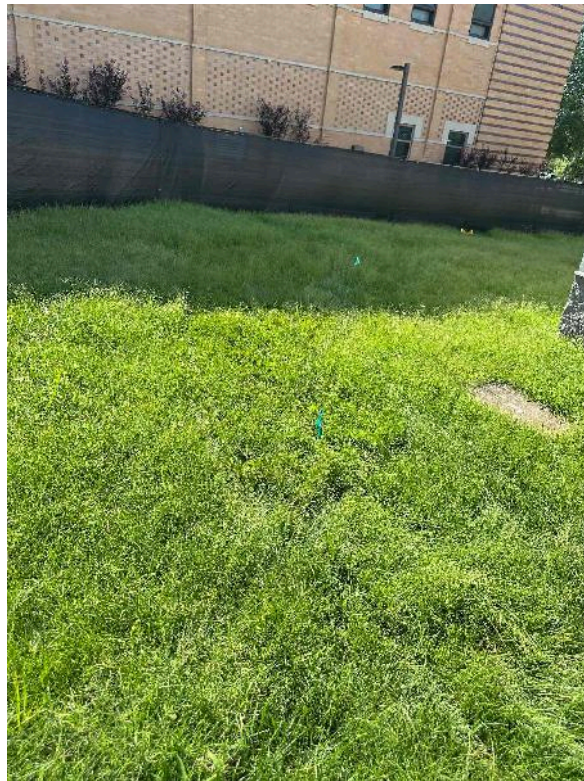
JOB SUMMARY REPORT



Jobsite Photo #2



JOB SUMMARY REPORT



Jobsite Photo #3



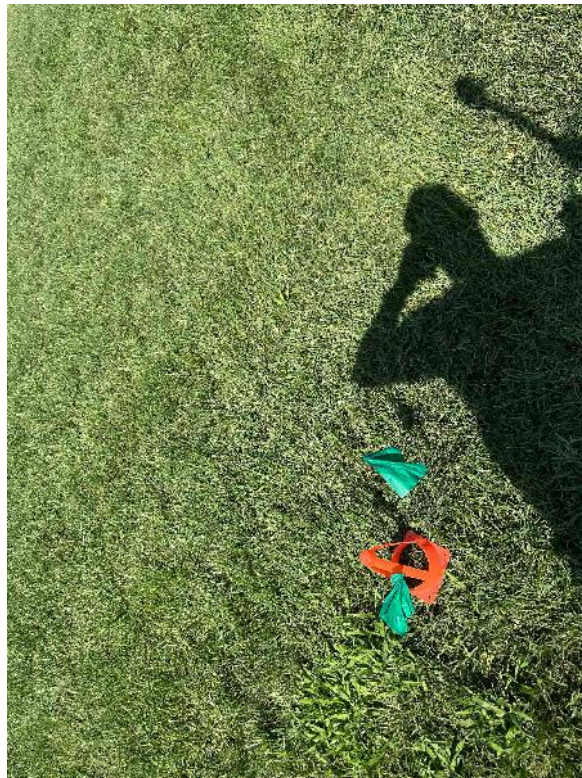
Jobsite Photo #4



JOB SUMMARY REPORT



Jobsite Photo #5



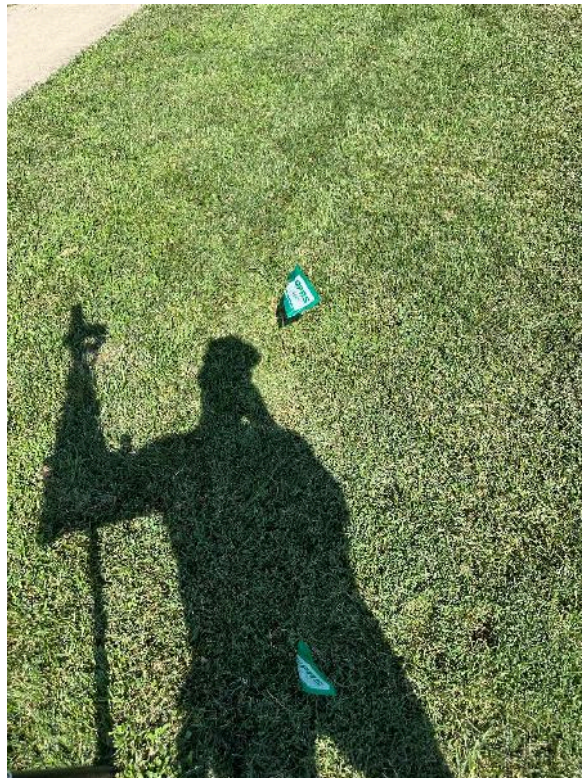
Jobsite Photo #6



JOB SUMMARY REPORT



Jobsite Photo #7



Jobsite Photo #8



JOB SUMMARY REPORT



Jobsite Photo #9



JOB SUMMARY REPORT



Jobsite Photo #10



Jobsite Photo #11



JOB SUMMARY REPORT

CONTACT / SIGNATURE INFORMATION

Contact Information

Contact Name	HILLARY BATTLE	Email	hbattle@FandR.com
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TERMS & CONDITIONS

<http://www.gprsinc.com/termsandconditions.html>



JOB SUMMARY REPORT

Order Number:	Work Order #929547	Job Date:	Aug 8, 2026, 5:18:00 PM
Customer:	7667 [CTN] FROEHLING AND ROBERTSON : FROEHLING AND ROBERTSON - RICHMOND VA	Billing Address:	FROEHLING AND ROBERTSON 3015 DUMBARTON RD RICHMOND VA 23228 United States

JOB DETAILS

Jobsite Location	9300 Lee Avenue, Manassas, Virginia 20110
Work Order Number	Work Order #929547
Job Number	
PO Number	

GPRS Project Manager: Eddie Baise

Thank you for using GPRS on your project. We appreciate the opportunity to work with you. If you have questions regarding the results of this scanning, please contact the lead GPRS project manager on this project.

EQUIPMENT USED

The following equipment was used on this project:

- **Underground GPR Antenna:** This GPR Antenna uses frequencies ranging from 250 MHz to 450 MHz and is mounted in a stroller frame that rolls over the surface. Data is displayed on a screen and marked in the field in real time. The surface needs to be reasonably smooth and unobstructed to obtain readable scans. Obstructions such as curbs, landscaping, and vegetation will limit the efficacy of GPR. The total effective scan depth can be as much as 8' or more with this antenna but can vary widely depending on the soil conditions and composition. Some soil types, such as clay, may limit maximum depths to 3' or less. As depth increases, targets must be larger to be detected, and non-metallic targets can be challenging to locate. The depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: [Link](#)
- **EM Pipe Locator:** Electromagnetic Pipe and Cable Locator. Detects electromagnetic fields. Used to actively trace conductive pipes and tracer wires, or passively detect power and radio signals traveling along conductive pipes and utilities. For more information, please visit: [Link](#)
- **GPS:** This handheld unit offers accuracy down to 4 inches; however, the accuracy achieved will depend on the satellite environment at the time of collection and is not considered survey-grade. Features can be collected as points, lines, or areas and then exported as a KML/KMZ or overlaid on a CAD drawing. For more information, please visit: [Link](#)
- **EMI:** EMI instruments contain two sets of coils on opposite ends of the tool. One set of coils transmits a primary magnetic field, which generates an electrical current into the ground. The induced current then generates a secondary magnetic field, which is detected by the coils in the receiver end of the instrument. The EMI is operated without coming in contact with the surface, so it is not affected by the terrain. However, EMI results are affected by surface features, including vehicles, reinforced concrete, and buildings, and will not yield valuable results in the vicinity of above-ground obstructions. Data is displayed on a control unit, indicating the conductivity of the earth or buried objects. The data is post-processed and displayed in a color-coded contour map showing relative changes in conductivity. GPRS will provide this contour map for interpretation by the client. For more information, please visit: [Link](#)



JOB SUMMARY REPORT

WORK PERFORMED

UNDERGROUND UTILITY

Client Provided Drawings	Yes
Client completed 811 locate request	No
Scope of Work	Utility locate 8.88 acres around potential gravesites and basement
Large Area Scan (acres)	8.88
Approximate GPR Effective Depth (ft)	3
Utilities Located	- Electric - Communication - Water - Fiber Optic - Storm Sewer - Unknown
Marking Medium	- Flags
Results Notes	Project Date: August 8, 2026 Project Location: 9300 Lee Ave., Manassas, VA Client: Froehling & Robertson Site Contact: Hillary Battle Project Manager: Eddie Baise Email: eddie.baise@gprsinc.com Phone: 202-322-9036 Scope of Work Day 2 utility locating services were performed within multiple parking lot areas surrounding the project site. The objective was to identify, trace, and mark subsurface utilities and anomalies using GPR cart sweeps, electromagnetic locating methods, passive sweeps, ring-clamp tracing, and visual inspection where applicable. Summary of Findings Unknown Utilities (Pink) A complete GPR cart sweep of the primary parking lot identified several unknown subsurface anomalies and utility-like features. These were marked in pink at approximate depths of 1 to 2 feet. Key findings include: Multiple unknown utility signatures detected throughout the parking lot. An unknown line was identified originating near a historical building scheduled for excavation. The feature traveled through the grass area toward the parking lot and along the edge of the recently excavated area. This utility was marked in pink at approximately 1 to 2 feet deep. An additional unknown obstruction was detected extending from a building, crossing the parking lot, and continuing across the adjacent roadway where the signal terminated. This feature was marked in pink at depths ranging from 1 to 2 feet. A passive sweep performed behind the excavated area revealed another unknown obstruction running along the curb and roadway edge. This feature was marked in pink at depths of approximately 1 to 2 feet.



JOB SUMMARY REPORT

Several additional areas produced passive signals that could not be continuously traced or positively identified. These locations were marked as unknown utilities due to the inability to verify continuity and depth.

Communications Utilities (Orange)

Communications utilities were identified and traced using ring-clamp methods on communication infrastructure and confirmed through GPR sweeps.

Findings include:

Communications lines were traced from utility poles and pedestal locations.

A communications utility was identified near a parking lot entrance and traced along the grass edge adjacent to the pavement toward the recently excavated building area.

Signal continuity was lost as the utility approached the excavation zone.

Estimated depth ranged from 1 to 2 feet.

Additional communications lines were traced along the perimeter of the parking lot toward the opposite entrance, ultimately continuing to a pedestal on the opposite side of the parking area.

Communications utilities were marked in orange.

Electrical Utilities (Red)

Existing electrical facilities were present throughout the site; however, many lines could not be conclusively verified.

Observations include:

Numerous previously marked electrical lines were observed throughout the work area.

Due to the recent excavation and associated utility disturbances, most electrical line depths and paths could not be verified using passive wand sweeps or GPR methods.

One significant electrical utility was identified inside the gated excavation area. The line extended from the disturbed soil toward the parking lot and grassy area. This utility was marked in red at approximately 1 to 2 feet deep.

Additional electrical responses were detected through passive locating methods; however, several lacked sufficient continuity for positive confirmation.

Ring-clamp locating was performed on multiple conduits located on power poles. These electrical conduits were successfully traced between pole locations and marked in red at depths of approximately 1 to 2 feet.

A damaged conduit was observed adjacent to a building. GPR indicated a continuation of the conduit alignment extending approximately 30 feet into the parking lot before signal loss. This utility was marked in red.

Near a private attorney's office, an obstruction corresponding with a previously marked electrical line was identified. Although passive tracing was unsuccessful, the subsurface feature was detected and marked in red at approximately 1 foot deep.

Water Utilities (Blue)

Water utilities were identified using both GPR and ring-clamp locating methods.

Findings include:



JOB SUMMARY REPORT

Multiple water line alignments were identified throughout the project area.

A water line was traced from a water meter located near the communications utility corridor.

The utility generally paralleled communications infrastructure before turning toward the parking lot and continuing toward the recently excavated area.

The line continued along the edge of the disturbed soil and parking lot before extending toward the main roadway and adjacent parking lot.

An intersecting water line was detected within the roadway and was considered outside the project scope.

Water line depths ranged from approximately 2 to 3 feet.

A separate water line was identified crossing the center of the site and extending toward a communications pole before continuing toward the roadway.

Water utilities were marked in blue.

Storm Drainage System

Storm infrastructure was partially verified through direct visual inspection and GPR investigation.

Findings include:

Two storm manholes were opened and inspected.

Pipe directions were visually confirmed leading toward the Judicial Center and extending through the parking lot.

Signal continuity could not be maintained throughout the parking lot area.

Estimated storm system depths ranged from 2 to 3 feet.

Areas with No Detectable Utilities

Additional GPR and passive sweep investigations were completed in the parking lot area adjacent to the Police Department.

No significant subsurface utility responses or obstructions were identified within this area.

No additional utility markings were required.

Site Conditions and Limitations

Extensive recent excavation activity impacted utility continuity and verification efforts.

Several previously marked electrical facilities could not be confirmed due to disturbed soil conditions and utility interruptions associated with excavation.

Some utilities and anomalies were detectable through GPR but could not be positively identified due to signal loss or lack of accessible tracing points.

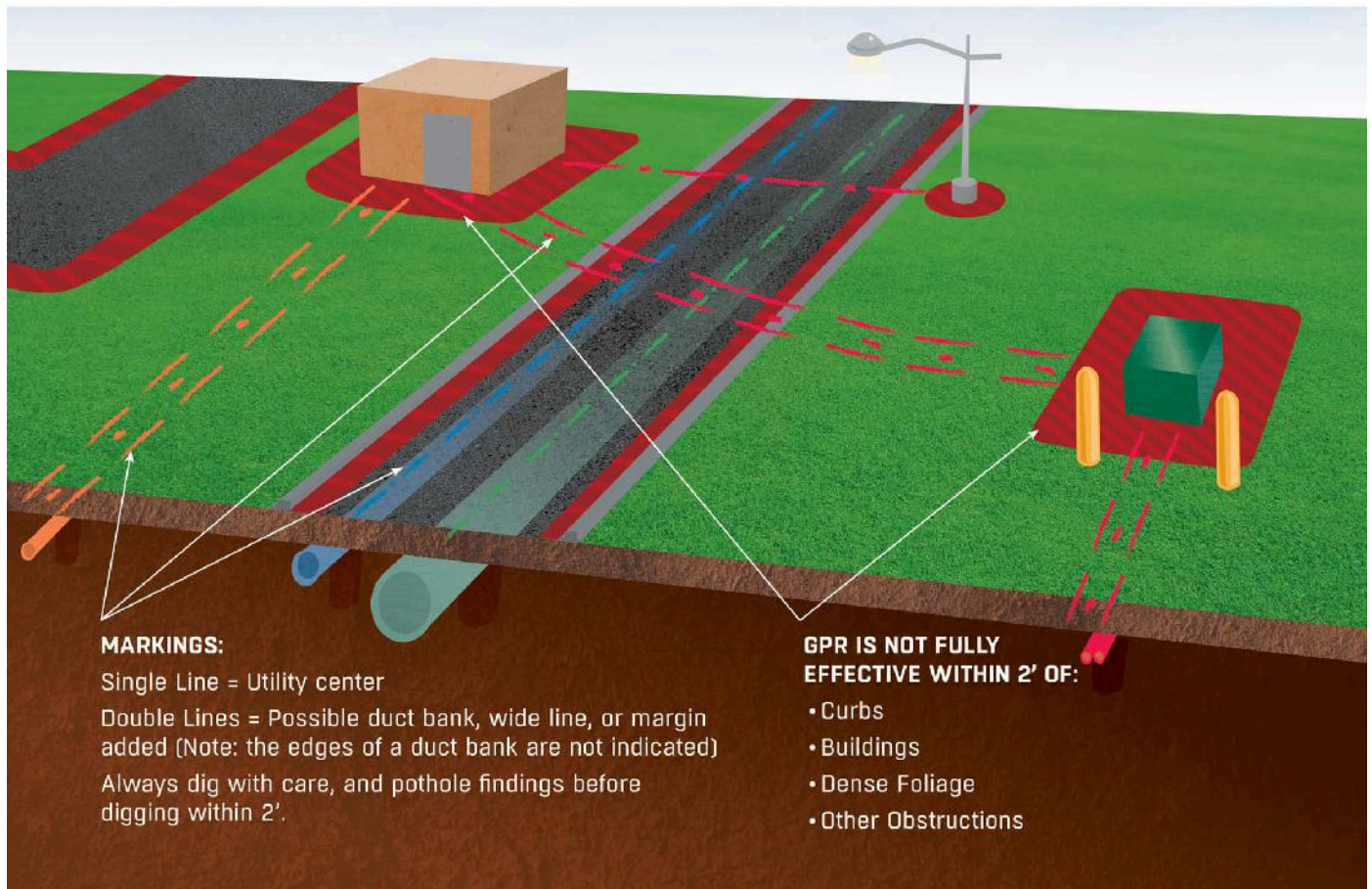
Utility depths provided are approximate and based upon GPR interpretation and electromagnetic locating methods.



SUPPLEMENTAL INFORMATION

COMMON UTILITY LOCATING LIMITATIONS

There are many limitations to locating utilities, due to a variety of factors, with several more common examples illustrated here.





JOB SUMMARY REPORT

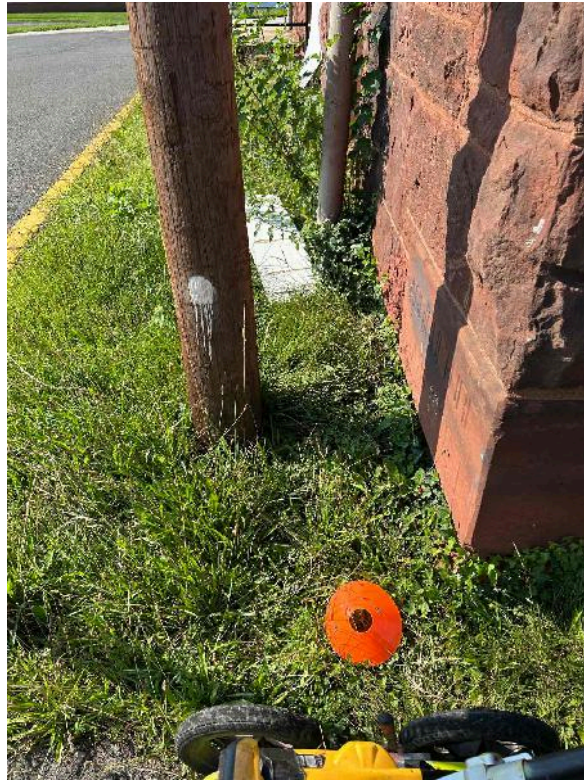
JOB SITE IMAGES



Jobsite Photo #1



JOB SUMMARY REPORT



Jobsite Photo #2



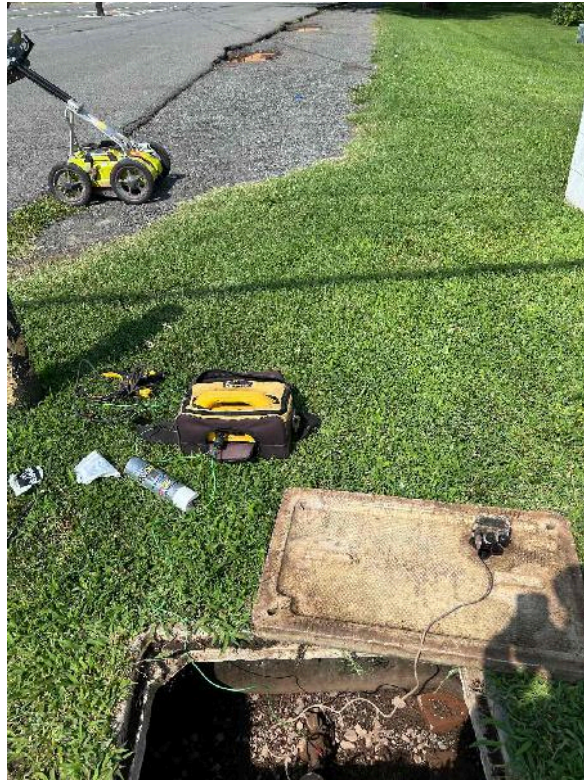
JOB SUMMARY REPORT



Jobsite Photo #3



JOB SUMMARY REPORT



Jobsite Photo #4



JOB SUMMARY REPORT



Jobsite Photo #5



JOB SUMMARY REPORT



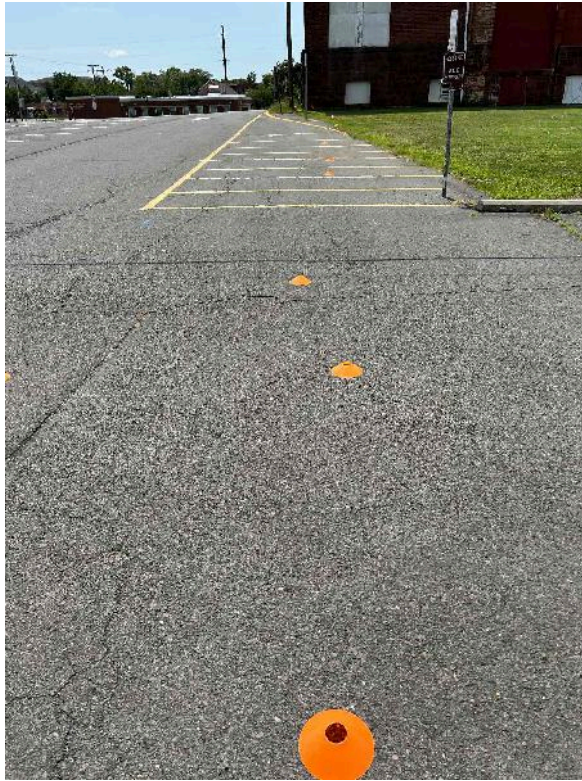
Jobsite Photo #6



Jobsite Photo #7



JOB SUMMARY REPORT



Jobsite Photo #8



JOB SUMMARY REPORT



Jobsite Photo #9



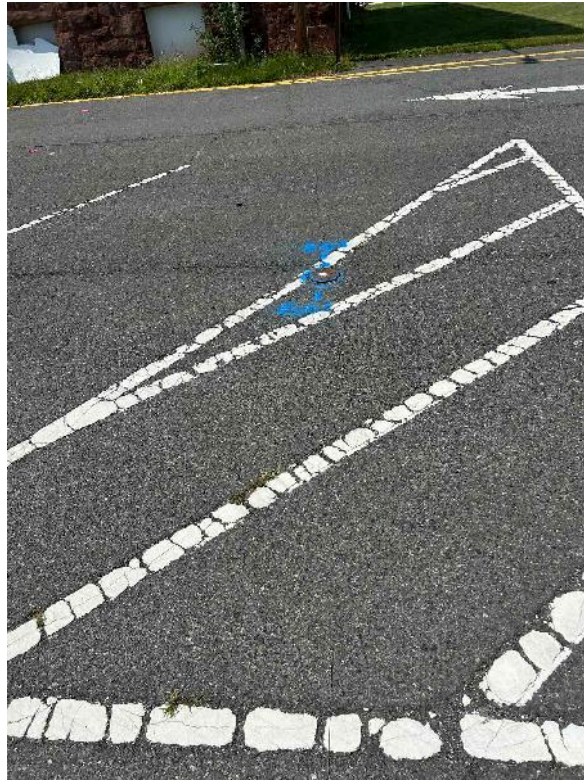
JOB SUMMARY REPORT



Jobsite Photo #10



JOB SUMMARY REPORT



Jobsite Photo #11



JOB SUMMARY REPORT



Jobsite Photo #12



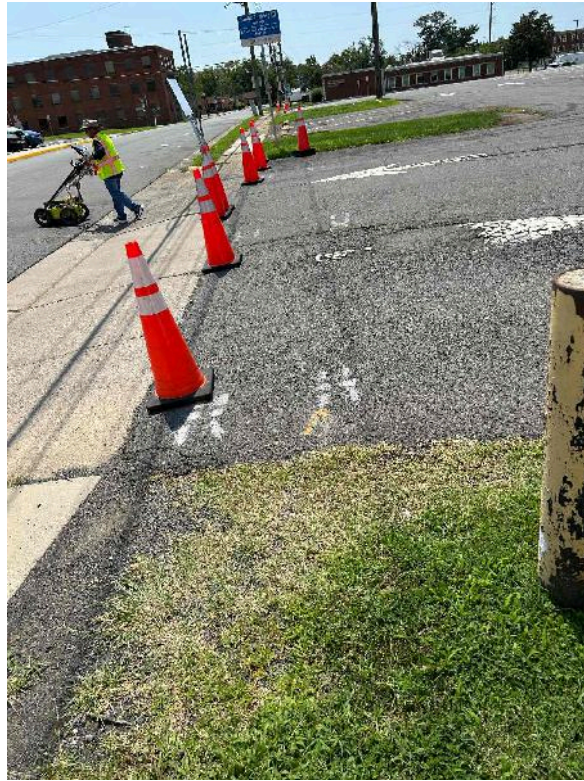
JOB SUMMARY REPORT



Jobsite Photo #13



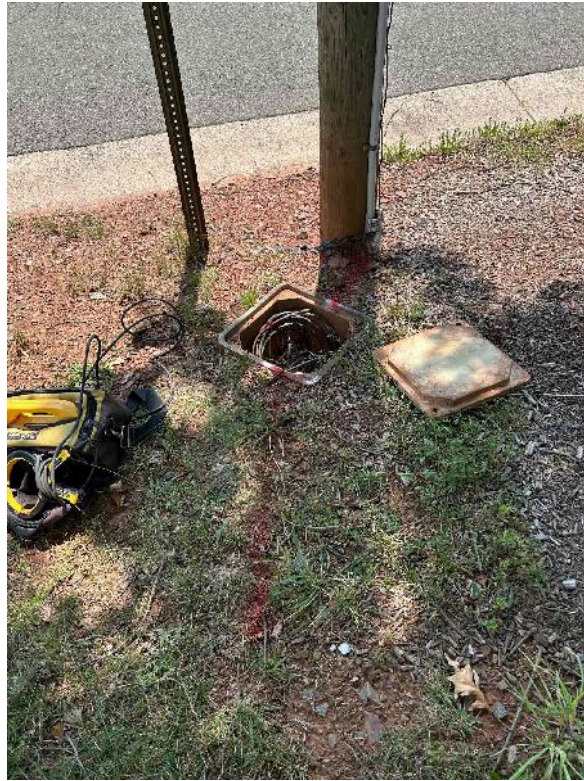
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Jobsite Photo #14



JOB SUMMARY REPORT



Jobsite Photo #15



Jobsite Photo #16



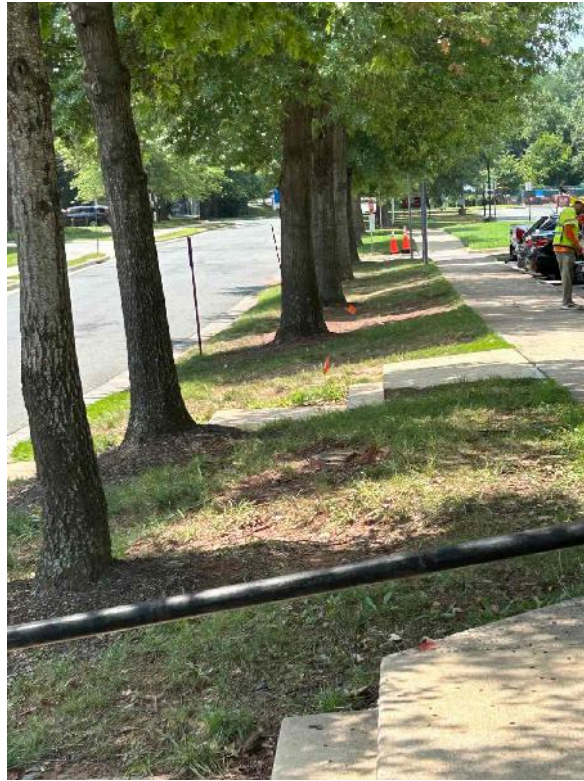
JOB SUMMARY REPORT



Jobsite Photo #17



JOB SUMMARY REPORT



Jobsite Photo #18



Jobsite Photo #19



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Jobsite Photo #20



Jobsite Photo #21



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Jobsite Photo #22



Jobsite Photo #23



JOB SUMMARY REPORT



Jobsite Photo #24

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