



ownership of the subsurface interests under an action to quiet title are secure. To us this means that the potential owner of the subsurface interests has been afforded due process, including a good faith and diligent effort to locate persons who may claim subsurface rights. In addition, as is provided in the Dormant Oil and Gas Act, the lessee should not be liable for claims from previously “unknown” owners, should they later surface.

Adding provisions to address these concerns would enhance our level of confidence in the united title and in some cases may determine whether or not we enter into a lease.

Additionally, we would ask that this legislation define the surface owner in a manner consistent with another state law dealing with the subsurface estate, the Coal Bed Methane Dispute Resolution Act of 2010. This measure established a mechanism for arbitrating coal bed methane well- location disputes between land owners and gas companies.

Mr. Chairman, and members of the Committee, once again I appreciate the opportunity for the MSC to be part of the discussion of the best way to ensure effective and efficient development of our Pennsylvania natural resources. Throughout this process last session and this session, the MSC has appreciated your willingness to hear our concerns and work with us to ensure that our mutual goal of mineral development is achieved. As our companies invest millions of dollars in the Commonwealth, it is in our interest and ultimately the interest of landowners to possess as much surety as possible in the lease negotiating process. Therefore, I hope you will consider the MSC’s requests. For our part, I hope the MSC has demonstrated and continues to demonstrate our willingness to engage with you, Chairman, your colleagues and all stakeholders to discuss how we can encourage growth in the industry and enhance Pennsylvania’s positioning as an energy leader. Thank you again for your time, and I am pleased to answer any questions you may have.