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Exhibit 6-A

CONFIRMATORY EASEMENT

Iowa Power and Light Company, an Iowa corporation ("Iowa Power"), in consideration of the payment of one dollar together with other good and valuable consideration, hereby specifically grants, but without warranty, to Iowa Gas Company, an Iowa corporation ("Iowa Gas"), its successors and assigns, a perpetual easement for existing gas mains and appurtenant facilities on, over and in land of Iowa Power described as follows:

Dallas County

Adel Garage & Storeroom - Beginning at a point approximately 522 feet north of the northwest corner of Lot 2 of Block 35, East Addition to the City of Adel; thence N38°15'E a distance of 131 feet to the west bank of Mill Slough, thence northerly along the west bank of Mill Slough to a point due north of a point 40 feet west of the southeast corner of Outlot 27 in the Town of Adel, Iowa, thence south to a point 40 feet west of and 18½ feet north of the southeast corner of Lot 1, Block 34 of East Addition to the Town of Adel, thence east parallel with the south line of said Lot 1 extended to the east line of Benton Street, thence south along the east line of Benton Street to the point of beginning, all of said property being in the City of Adel, Dallas County, Iowa.

Fremont County

Hamburg Work Center - The North 57 feet of Lot 1 and the North 57 feet except the West 13.67 feet of Lot 2, Block 107, Town of Hamburg, Fremont County, Iowa.

Sidney Garage and Office - Lot 8 and East Half (E½) of Lot 9, Block C, in the Town of Sidney, Fremont County, Iowa.

Tabor Work Center - That part of Lot 7 in Block 16, in the Town of Tabor, Fremont County, Iowa, more particularly described as follows: Commencing at a point 12 Rods South of the Northwest Corner of said Lot 7, said point of beginning being in the center of Main Street, thence South 66 feet, thence East 181 feet, thence North 66 feet, thence West 181 feet to the point of beginning.

Harrrison County

Logan Office and Garage - Lots 13 and 14, Block 18, Town of Logan, Harrison County, Iowa.

Compared

FILED NO. 1211
BOOK 119 PAGE 207
1984 JAN -5 PM 3:19
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $15.00
5pp.

For assignment of Easements To Iowa Public Service Co. see Book Rec 119-734

(Continued)

Missouri Valley Radio Tower - That part of Lot 1, Block 72, Blair Town Lot and Land Company's Fourth Addition to the town of Missouri Valley, Iowa described as follows: Beginning at a point six feet (6') north of the northeast corner (at ground level) of the present reservoir of City of Missouri Valley, Iowa, located on Lot 1, Block 72, aforesaid, thence east sixty feet (60'), thence north thirty feet (30'), thence west sixty feet (60'), thence south thirty feet (30'), to point of beginning.

Missouri Valley Service Center (Middlewood, Inc.) - A tract of land located in part of Lot "C" of Lot 1 in the NW 1/4 NW 1/4 of Section 14, Township 78 North, Range 44 West of the 5th Principal Meridian, Harrison County, Iowa, more fully described as follows:

Commencing at the Northwest corner of said Section 14, thence S00°13'26"W along the West line of said NW 1/4 NW 1/4 a distance of 1319.18 feet to the Southwest corner of said NW 1/4 NW 1/4; thence N90°00'00"E along the South line of said NW 1/4 NW 1/4 a distance of 272.80 feet to the Southwest corner of said Lot "C"; thence continuing N90°00'00"E along said South line a distance of 102.82 feet; thence N29°36'00"W a distance of 100.10 feet; thence N90°00'00"W a distance of 98.16 feet; thence N27°32'06"W a distance of 149.36 feet; thence N60°07'43"E a distance of 208.50 feet to the point of beginning; thence N29°30'00"W 270.26 feet; thence N30°26'45"E 30.04 feet; thence N36°09'23"E 201.00 feet; thence N77°17'10"E 75.40 feet; thence east 5 feet to the East line of said Lot "C", thence S26°45'00"E along the East line of said Lot "C" a distance of 345.06 feet; thence southwesterly 264.77 feet to the point of beginning; said tract contains 2.05 acres, more or less. NOTE: The south line of said NW 1/4 NW 1/4 is assumed to bear N90°00'00"E for this description.

Mahaska County

New Sharon Serviceman's Garage - Lot 16 of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) except a strip of ground twenty-eight (28) feet in equal width off from the entire north end thereof, and Lot 10 of the South Half (S½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), all in Section 24, Township 77 North, Range 16 West of the 5th P.M., Mahaska County, Iowa.

Montgomery County

Red Oak Service Center - The South Four Hundred Forty-two (442) feet of the East Three Hundred Forty-five and Two-tenths (345.2) feet of Lot Number Four (4) in Second Industrial Addition to the City of Red Oak, Montgomery County, Iowa, containing 3.5 acres.

Page County

Shenandoah Service Center - Lots One (1) and Two (2) of Auditor's Plat of North Half (N½) of Northwest Quarter (NW¼) of Section Nineteen (19), Township Sixty-nine (69) North, Range Thirty-nine (39) West of the 5th P.M., (EXCEPT commencing at Northwest corner of said Lot 2, thence East 257.3 feet, thence South 200 feet, thence West 200 feet, thence Northwesterly 207.8 feet to place of beginning, and EXCEPT a tract beginning at Northeast corner of Lot 1, thence West 85 feet along North line of said Lot 1, thence Southeasterly to a point 85 feet South of Northeast corner of Lot 1, thence North to place of beginning, and EXCEPT North 8 feet of said Lots 1 and 2), all in City of Shenandoah, Page County, Iowa.

Shenandoah Substation (Gas Regulator Station within) - That part of Lot 2 of Auditor's Plat of North Half of Northwest Quarter of Section 19, Township 69 North, Range 39 West of 5th P.M., described as: Commencing at Northwest Corner of said Lot 2, thence east 257.3 feet; thence south 200 feet; thence west 200 feet; thence northwesterly 207.8 feet to the point of beginning (except north 8 feet thereof) in City of Shenandoah, Page County, Iowa.

Essex Serviceman's Garage - Lots 439 and 440 in Original Town Plat of Essex, Page County, Iowa.

Polk County

West Des Moines Substation and Gas Regulator Station - Lots 5, 6, 7, 8 and 9, Block 15, First Addition to Valley Junction, an Official Plat now in and forming a part of the city of West Des Moines (formerly Valley Junction), Polk County, Iowa.

Pottawattamie County

Avoca Service Center - Lots 1 thru 10, the north-south alley 20 feet wide, Block 18, and the north 30 feet of Ellsworth Street between Elm and Walnut, all in Avoca, Pottawattamie County, Iowa, EXCEPT therefrom that part of said Lot 1 lying easterly of a line that is 75 feet normally distant westerly from, and parallel to, the centerline of Primary Road No. U.S. 59.

Oakland Serviceman's Garage - A tract of land being a part of Lots 6, 8, and 9 of an Auditor's Subdivision of the SE¼ NW¼ of Section 12, Township 75 North, Range 40 West of the 5th Principal Meridian, Pottawattamie County, Iowa, more fully described as follows:

Commencing at a point 20.00 feet Northwesterly from the Northwest corner of Lot 38 and along an extension of the North line of Lot 38, Block 1, of the Town of Oakland, Iowa, and point of beginning; thence continuing along an extension of the North line of said Lot 38 N67°40'00"W a distance of 75.00 feet; thence S22°20'00"W a distance of 50.00 feet; thence S67°40'00"E a distance of 75.00 feet; thence N22°20'00"E a distance of 50.00 feet to the point of beginning. Said tract contains 0.086 acres, more or less. NOTE: The North line of said Lot 38 is assumed to bear N67°40'00"W for this description.

together with such additional land as is reasonably necessary to accommodate such existing appurtenant facilities of Iowa Gas.

This Confirmatory Easement is granted to Iowa Gas as and for a definitive easement in furtherance of the General Conveyance executed and delivered to Iowa Gas by Iowa Power on January 3, 1984, and is also granted pursuant to and under the terms and conditions of the Joint Use of Property Agreement, except those of Section 17 thereof, entered into between Iowa Power and Iowa Gas as of January 3, 1984.

IN WITNESS WHEREOF, Iowa Power and Light Company has caused this Confirmatory Easement to be executed in its name by its President or a Vice President, and its corporate seal to be hereunto affixed and attested by its Secretary or an Assistant Secretary, this 3rd day of January, 1984.

IOWA POWER AND LIGHT COMPANY

By J.R. Lyon
J.R. Lyon, President

ATTEST:

K.D. Hartje
K. Hartje, Assistant Secretary

ACCEPTED, January 3, 1984

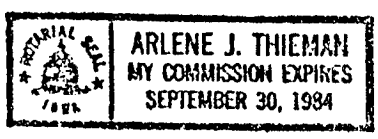
IOWA GAS COMPANY

By
President

STATE OF IOWA)
) SS.:
COUNTY OF POLK)

On this 3rd day of January A.D., 1984, before me, a Notary Public in and for said County, personally appeared J.R. Lyon and K.D. Hartje to me personally known, who being by me duly sworn did say that they are, respectively, President of Iowa Power and Light Company, an Iowa corporation, and Assistant Secretary of said corporation; that the seal affixed to the foregoing instrument is the seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and the said J.R. Lyon and K.D. Hartje each acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by each of them and by it voluntarily executed.

IN WITNESS WHEREOF, I have subscribed my name and affixed my official seal the day and year aforesaid.



Arlene J. Thieman
Notary Public

ITEM 3G