

STRATA PLAN OF PART OF
LOT 'A', BLOCKS 52 AND 53,
DISTRICT LOT 2022, GROUP ONE, NEW
WESTMINSTER DISTRICT, PLAN LMP 51737

PHASE 1

DISTRICT OF NORTH VANCOUVER

B.C.G.S. 926. 035

CIVIC ADDRESS

1150 EAST 29TH STREET,
1135, 1139, 1143 AND 1147, ROSS ROAD,
NORTH VANCOUVER, B.C.

STRATA PLAN BCS 61

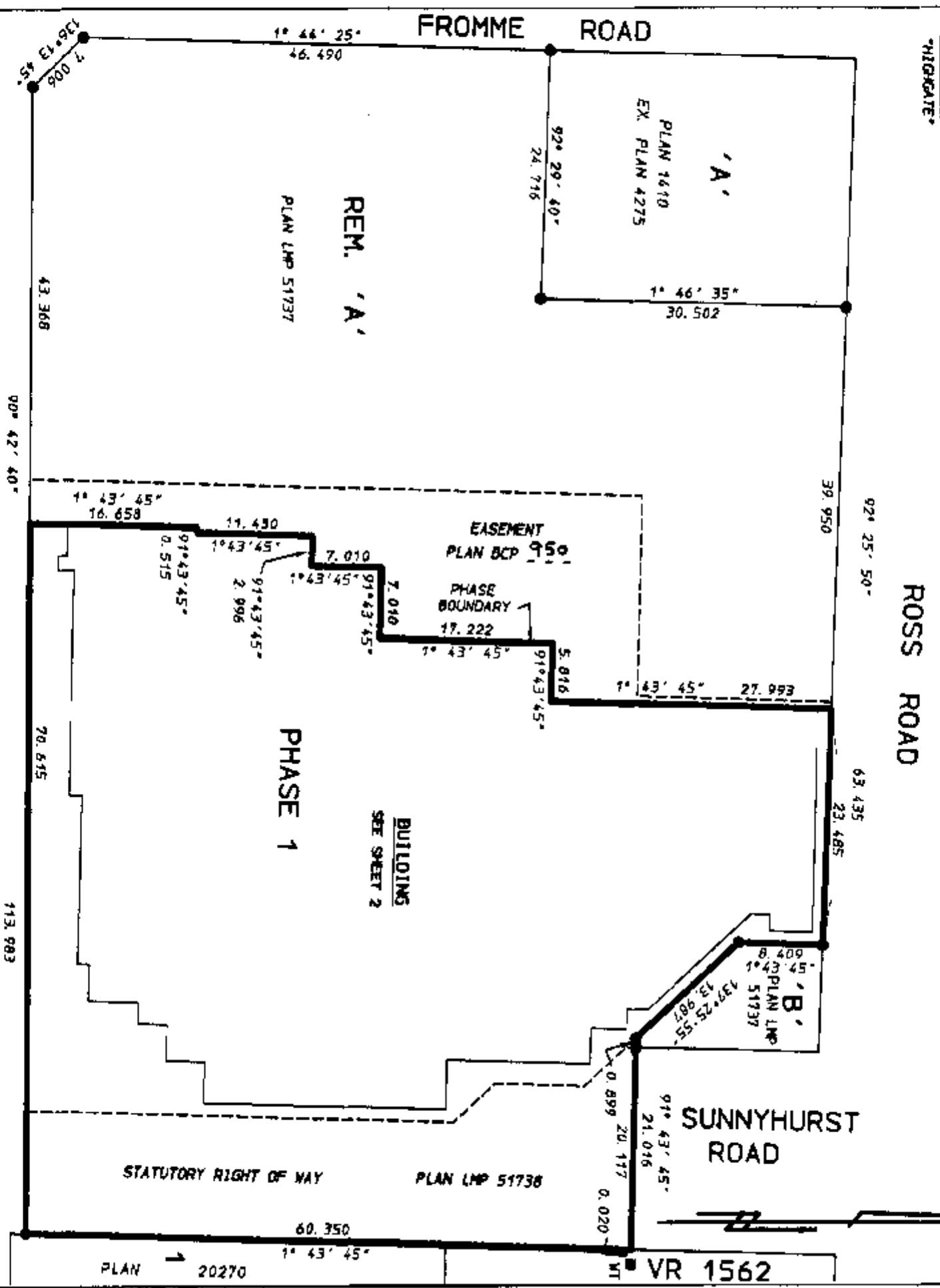
DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C.
DATE: August 30 2002

SCALE 1 : 500



ALL DISTANCES ARE IN METRES

THE NAME OF THE DEVELOPMENT IS:
"HIGGATE"



LEGEND

INTEGRATED SURVEY AREA NO. 16
DISTRICT OF NORTH VANCOUVER
GRID BEARINGS ARE DERIVED FROM
FROM PLAN LMP 51737.

EAST 29TH STREET

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

LEGEND

- DENOTES STANDARD IRON POST FOUND
- DENOTES LEAD PILE FOUND
- WT DENOTES WITNESS
- CP DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY
- SL DENOTES STRATA LOT
- m² DENOTES SQUARE METRES
- PT DENOTES PART
- (E) DENOTES ELEVATOR
- (P) DENOTES PARKING STALL
- (EC) DENOTES ELECTRICAL CLOSET
- (V) DENOTES VISITORS PARKING STALL

I, A.K. WINTER, A BRITISH COLUMBIA LAND SURVEYOR,
OF NORTH VANCOUVER, IN BRITISH COLUMBIA, CERTIFY
THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED
THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE
SURVEY AND PLAN ARE CORRECT.
THE SURVEY WAS COMPLETED ON THE 24TH DAY OF JULY, 2002.

Handwritten signature

B.C.L.S.

S 437A
M 2602-5 SD40

MOSES, WINTER & MACDONALD
B.C. LAND SURVEYORS
200-1160 EAST 3RD STREET,
NORTH VANCOUVER, B.C., V7J 1B8
TEL 604-986-1271 FAX 604-986-5264
EMAIL: hmsurvey@telus.net

Handwritten signature Deputy REGISTRAR
BT 319670

LOCATION OF BUILDING

SHEET 2 OF 9 SHEETS

SCALE 1:250



ALL DISTANCES ARE IN METRES

PHASE 1

STRATA PLAN BCS 61

ROSS ROAD

REM. 'A'
PLAN LMP 51737

SUNNYHURST ROAD

'B'
PLAN LMP 51737

PHASE 1

BUILDING

EASEMENT
PLAN BCP

PHASE BOUNDARY

BUILDING
TO LINE

BUILDING
TO LINE

BUILDING
TO LINE

LINE OF BASEMENT FLOOR

BUILDING
TO LINE

BUILDING
TO LINE

LINE OF BASEMENT FLOOR

STATUTORY RIGHT OF WAY
PLAN LMP 51738

STATUTORY RIGHT OF WAY
PLAN LMP 51738

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

LINE OF BASEMENT FLOOR

90° 42' 40"

EAST 29TH STREET

PROPERTY LINE TIES ARE TO EXTERIOR OF
MAIN FOUNDATION WALL

S437A

JULY 24, 2002

B.C.L.S.

SIGNATURES

SHEET 3 OF 9 SHEETS

PHASE 1

STRATA PLAN BCS 61

THE CORPORATION OF THE DISTRICT OF NORTH
VANCOUVER COVENANTS BR 295484, BR 295486,
BT 43423.

MAYOR

Don Bell
Don Bell

CLERK

Agnes Hilson
Agnes Hilson

WITNESS AS TO BOTH SIGNATURES

W. H. Hilson
W. H. Hilson

ADDRESS

355 West 9 Ave
355 West 9 Ave

OCCUPATION

Commissioner
Commissioner

OWNER

Highgate Properties Ltd. INC # 628188
HIGHGATE PROPERTIES LTD. INC # 628188

AUTHORIZED SIGNATORY

W. H. Hilson
W. H. Hilson

AUTHORIZED SIGNATORY

W. H. Hilson
W. H. Hilson

WITNESS AS TO BOTH SIGNATURES

211-8040 Blundell Richmond BC
211-8040 Blundell Richmond BC

ADDRESS

Reptroast
Reptroast

OCCUPATION

I CERTIFY THAT THE COMMON EXERCISE ROOM WHICH ACCORDING TO
THE PHASED STRATA PLAN DECLARATION IN FORM P FILED FOR THIS
STRATA PLAN WAS TO HAVE BEEN CONSTRUCTED IN CONJUNCTION
WITH THIS PHASE, HAS BEEN PROVIDED FOR IN ACCORDANCE WITH
SECTION 225 (2) OF THE STRATA PROPERTY ACT.

DATE (MONTH, DAY, YEAR)

08/27/02
08/27/02

Irwin Torrey
APPROVING OFFICER
DIRECTOR OF PLANNING, BUILDING
AND ENVIRONMENTAL SERVICES
DISTRICT OF NORTH VANCOUVER

APPROVED AS PHASE 1 OF A 2 PHASE STRATA PLAN
UNDER SECTION 244 OF THE STRATA PROPERTY ACT

DATE (MONTH, DAY, YEAR)

08/27/02
08/27/02

Irwin Torrey
APPROVING OFFICER
DIRECTOR OF PLANNING, BUILDING
AND ENVIRONMENTAL SERVICES
DISTRICT OF NORTH VANCOUVER

MORTGAGEE:

MCAP FINANCIAL CORPORATION INC # 50430
MCAP FINANCIAL CORPORATION INC # 50430

AUTHORIZED SIGNATORY

Alex Fox
ALEX FOX

AUTHORIZED SIGNATORY

W. H. Hilson
W. H. Hilson

WITNESS AS TO BOTH SIGNATURES

2201 34 Ave Vernon B.C.
2201 34 Ave Vernon, B.C.

ADDRESS

Account manager
Account manager

OCCUPATION

MORTGAGEE:

C.A. EDITIES LTD. INC. 293819
C.A. EDITIES LTD. INC. 293819

AUTHORIZED SIGNATORY

W. Denier
W. DENIER

AUTHORIZED SIGNATORY

W. H. Hilson
W. H. Hilson

WITNESS AS TO BOTH SIGNATURES

2201 34 Ave Vernon B.C.
2201 34 Ave Vernon B.C.

ADDRESS

Lawyer
Lawyer

OCCUPATION

I, A. K. WINTER, OF NORTH VANCOUVER, B.C.,
A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE
BUILDING SHOWN ON THIS STRATA PLAN IS WITHIN THE
EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT
OF THE STRATA PLAN
DATE: JULY 24TH, 2002.

A. K. Winter
A. K. WINTER

B.C.L.S.

Irwin Torrey
IRWIN TORREY
B.C.L.S.

S437A

JULY 24TH, 2002

BASEMENT (PARKING) FLOOR

SHEET 4 OF 9 SHEETS

PHASE 1

SCALE 1:250



ALL DISTANCES ARE IN METRES

ROSS ROAD

STRATA PLAN BCS

61

SUNNYHURST ROAD

PROPERTY LINE

REM. 'A'

PLAN LMP 51737

EASEMENT
PLAN BCP

'B'

ACCESS TO PARKING
CP

ACCESS TO PARKING
CP

ACCESS TO PARKING
CP

ACCESS TO PARKING
CP

ACCESS TO PARKING
CP

OVERHEAD
GATE CP

ELEVATOR
MACHINE ROOM

MECHANICAL
ROOM CP

ELECTRICAL
ROOM CP

AMENITY/EXERCISE
ROOM CP

LOBBY CP

STAIRS CP

GARAGE/
RECYCLING
ROOM CP

EAST 29TH STREET

S437A

JULY 24, 2002

B.C.L.S.

STATUTORY RIGHT OF WAY

PLAN LMP 51738

STATUTORY RIGHT OF WAY
PLAN LMP 51738

PLAN LMP 51737

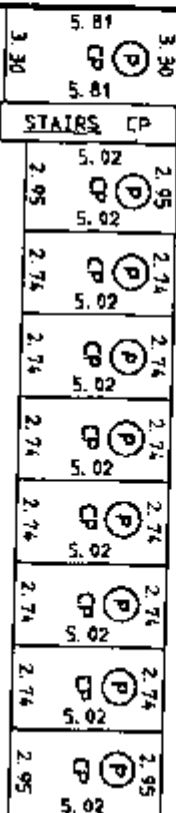
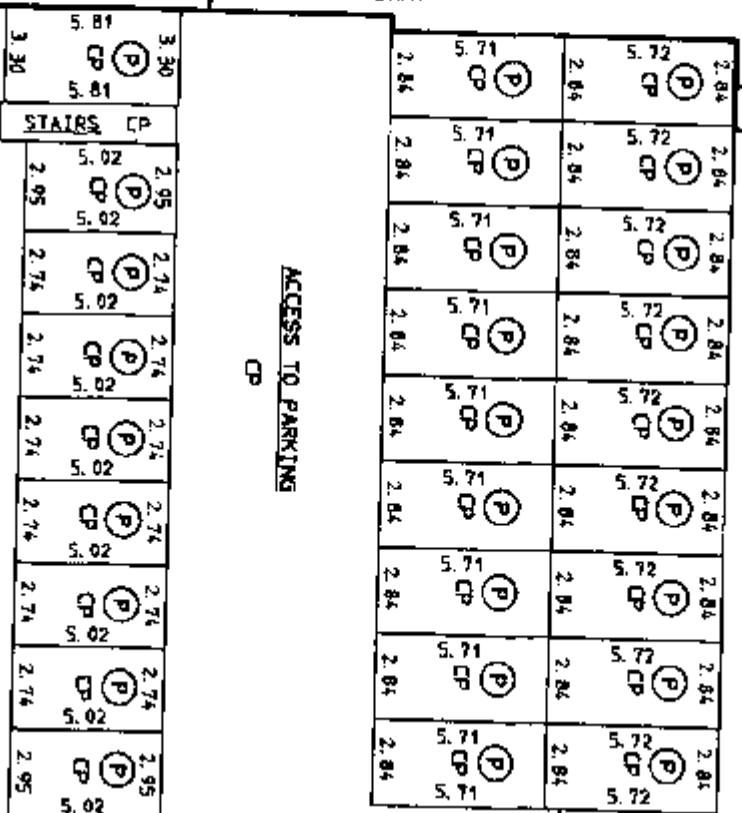
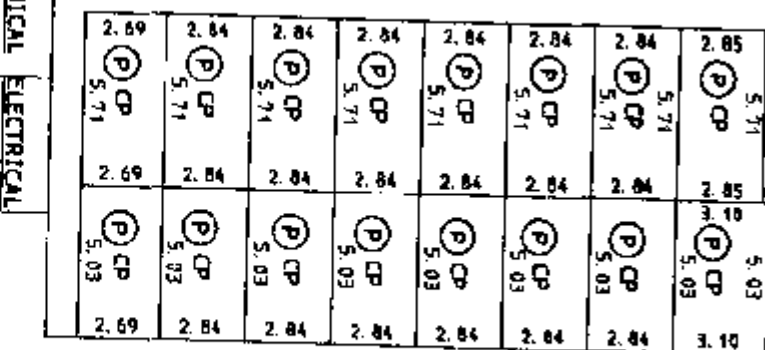
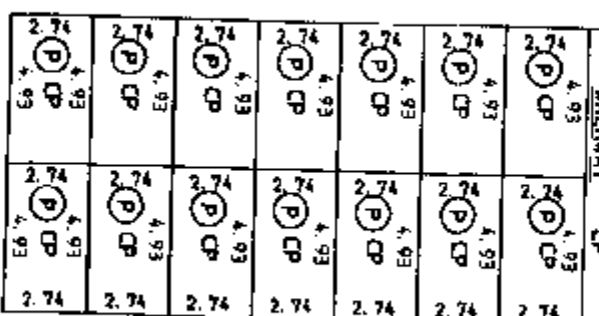
VENT CP

STAIRS CP

STORAGE ROOM
CP

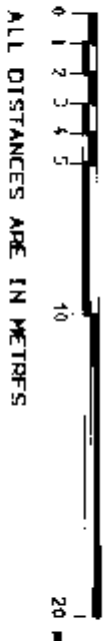
BICYCLE
STORAGE CP

WALKWAY CP



FIRST FLOOR

SCALE 1:250



ALL DISTANCES ARE IN METRES

STRATA PLAN BCS

SHEET 5 OF 9 SHEETS
PHASE 1

ROSS ROAD

SUNNYHURST ROAD

PROPERTY LINE

LINE OF EASEMENT

REM. 'A'

PLAN LMP 51737

EASEMENT
PLAN BCP

'B'

PHASE BOUNDARY

PERIMETER OF FLOOR BELOW

PATIO

LCP FOR SL 11

PATIO

LCP FOR SL 10

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LCP FOR SL 10

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PHASE LINE

PERIMETER OF FLOOR BELOW

PERIMETER OF FLOOR BELOW

PERIMETER OF FLOOR BELOW

PROPERTY LINE

EAST 29TH STREET

THIS SHEET SHOWS THE AREAS
OF THE FIRST FLOOR ONLY.

S437A

JULY 24, 2002

Handwritten signature

B.C.L.S.

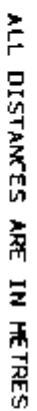
STATUTORY RIGHT OF WAY

PLAN LMP 51738

STATUTORY RIGHT OF WAY
PLAN LMP 51738

SHEET 6 OF 7 SHEETS

PHASE 1



STRATA PLAN BCS

2



THIS SHEET SHOWS THE AREAS OF THE SECOND FLOOR ONLY.

5437A

JULY 24, 2002

Howard S.
B.C.L.S.

THIS SHEET SHOWS THE AREAS OF THE THIRD FLOOR AND TOTAL AREAS OF SLTs 27 AND 28 ONLY.

5437A

JULY 24, 2002

U.S.C.L.S.

THIRD FLOOR

SCALE 1: 250

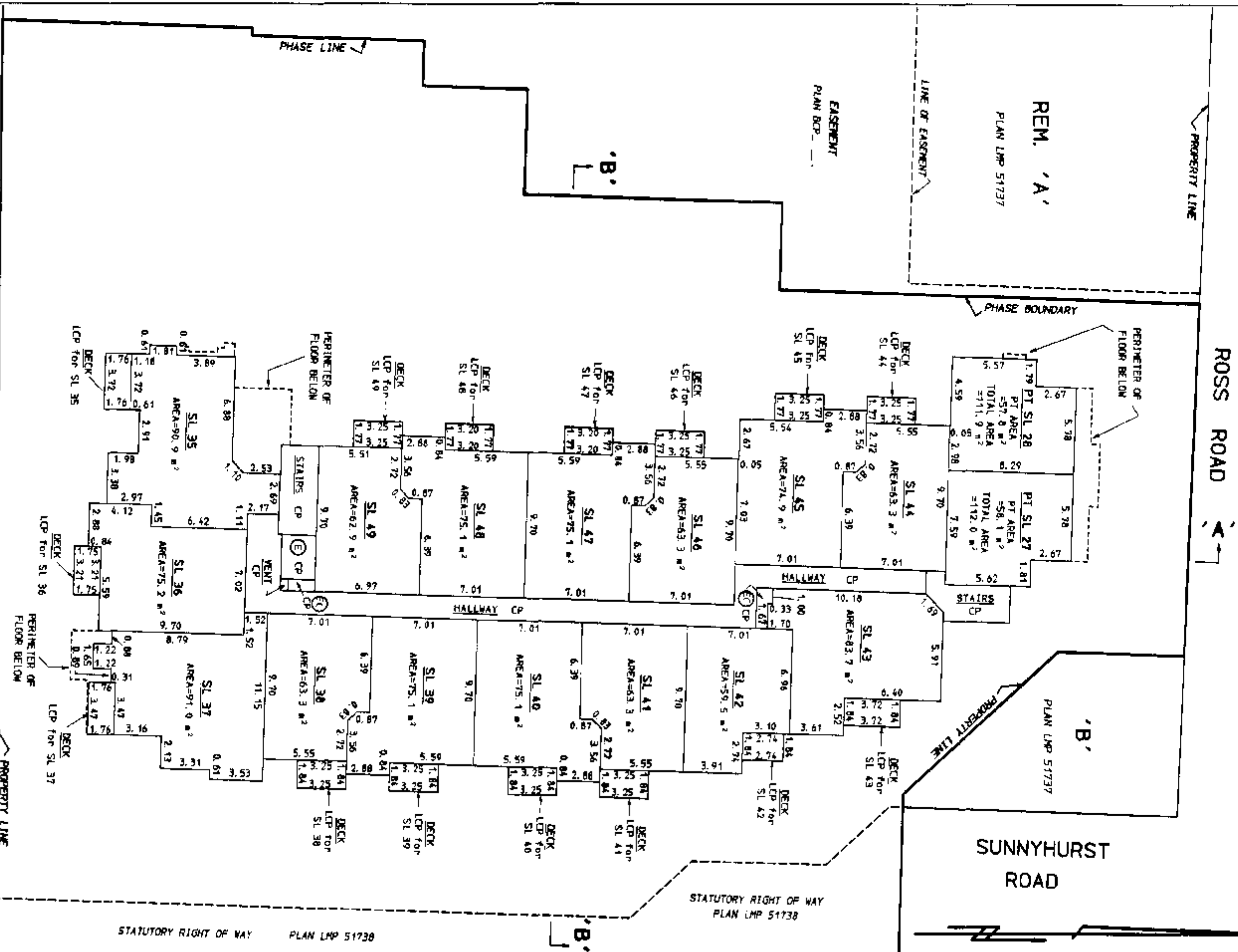


ALL DISTANCES ARE IN METRES

STRATA PLAN BCS

PHASE 1
61

SHIFT 7 OF 9 SHEETS



FOURTH FLOOR

SCALE 1:250



ALL DISTANCES ARE IN METRES

STRATA PLAN BCS

SHEET 6 OF 9 SHEETS
PHASE 1

61

ROSS ROAD

SUNNYHURST ROAD

REM. 'A'

PLAN LMP 51737

LINE OF EASEMENT

EASEMENT
PLAN BCP

PHASE BOUNDARY

PERIMETER OF
FLOOR BELOW

'B'

PLAN LMP 51737

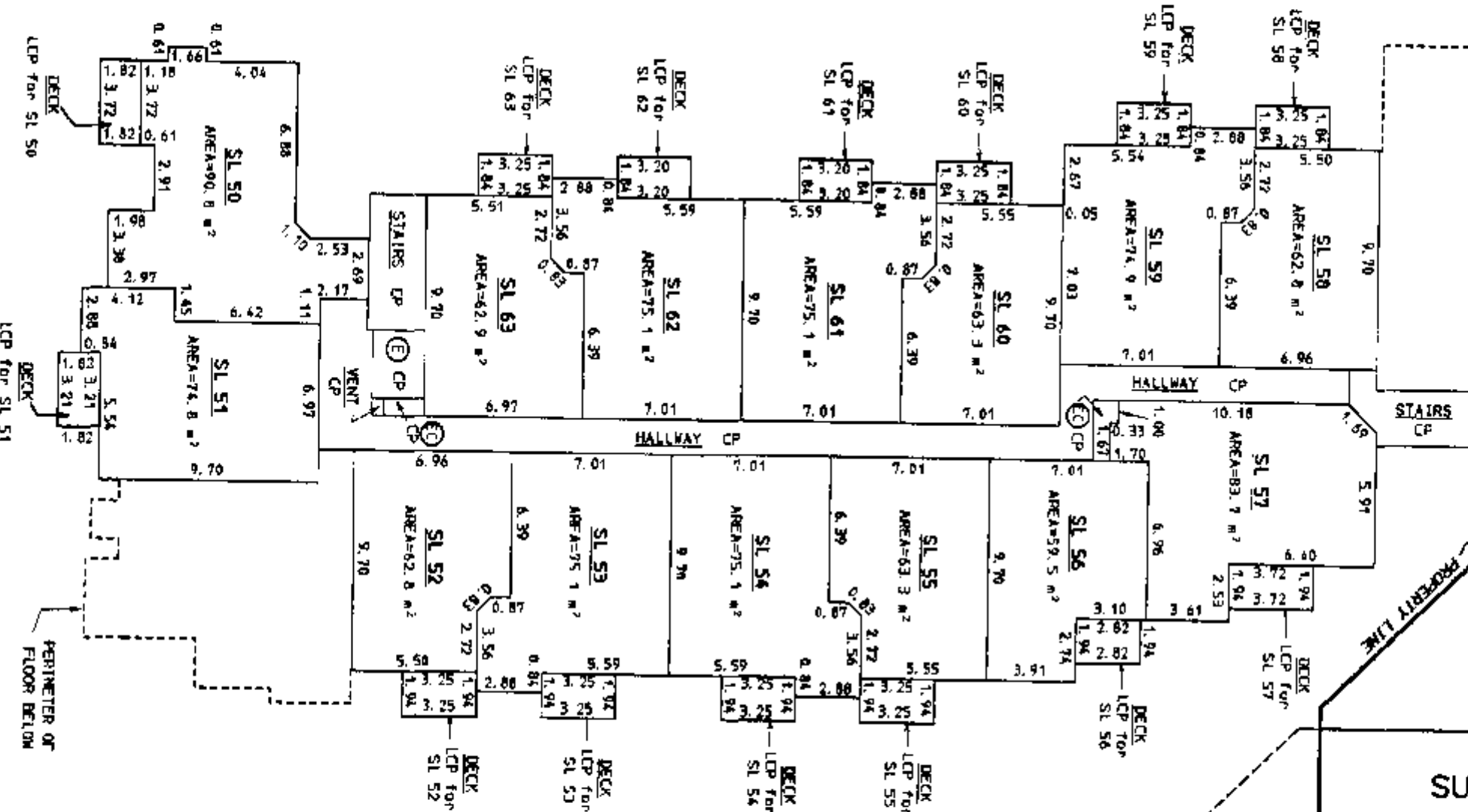
PROPERTY LINE

STATUTORY RIGHT OF WAY
PLAN LMP 51738

'B'

'B'

PHASE LINE



EAST 29TH STREET

THIS SHEET SHOWS THE AREAS
OF THE FOURTH FLOOR ONLY.

S437A

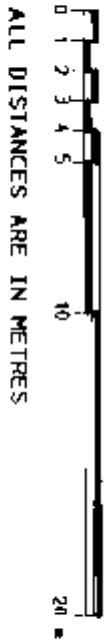
JULY 24th 2002

Handwritten signature

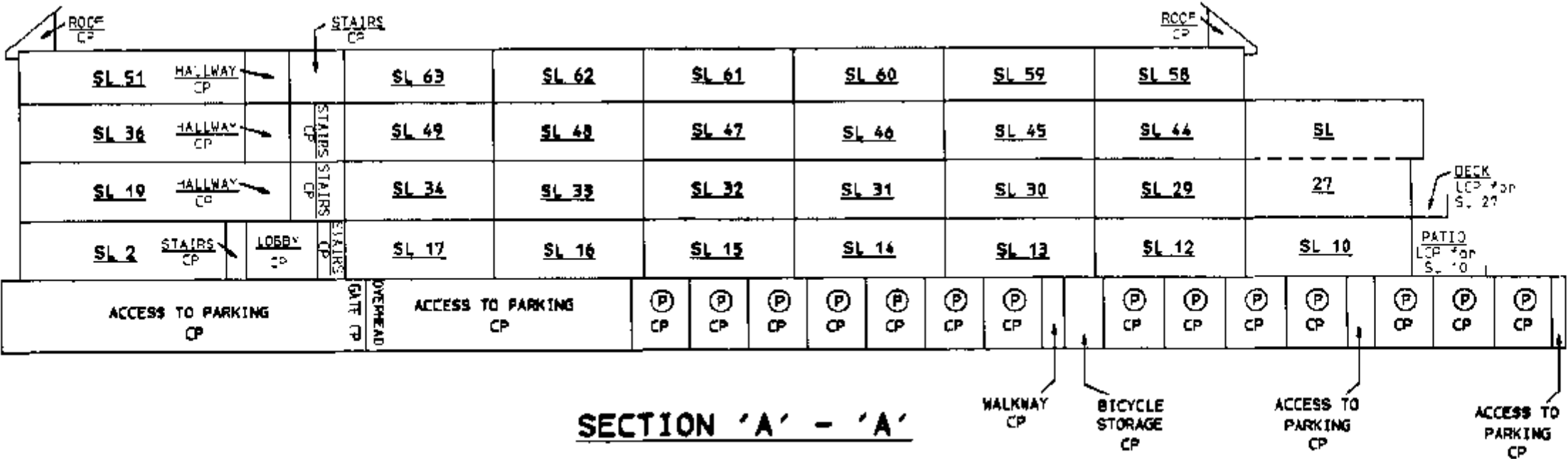
B.C.L.S.

SECTIONS

SCALE 1:250



ROSS ROAD



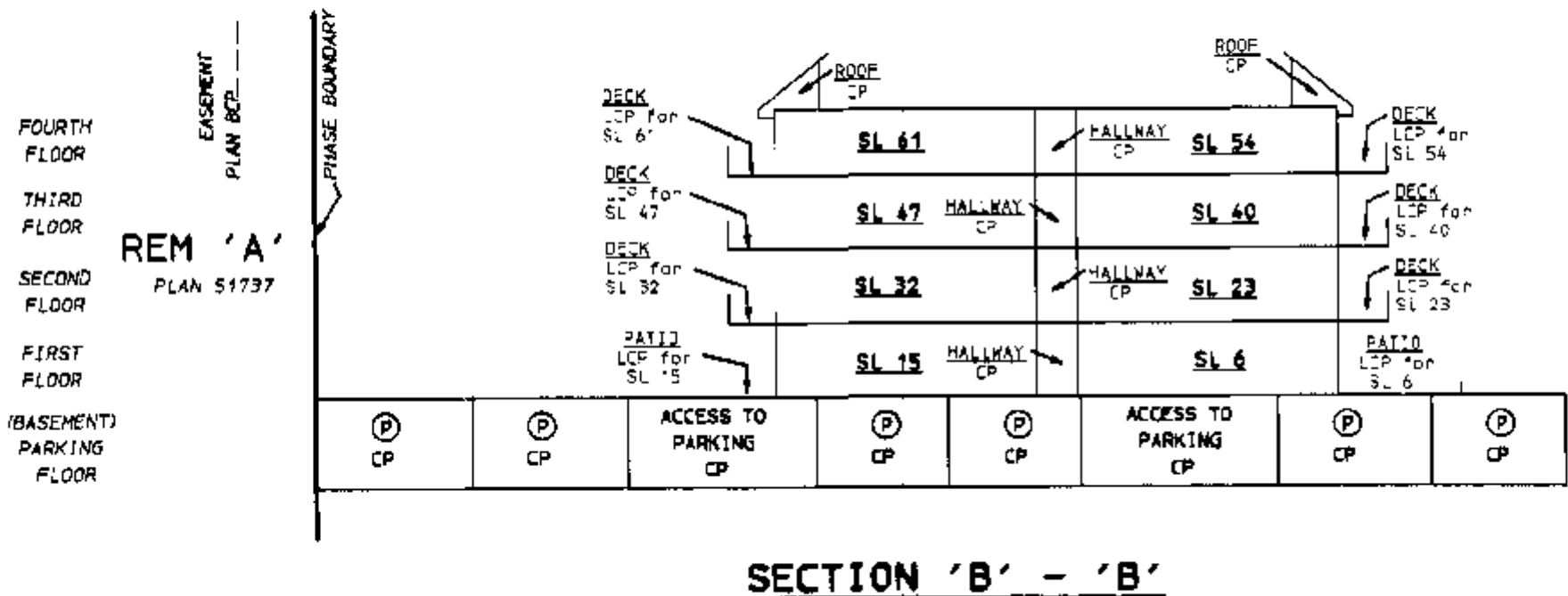
PROPERTY LINE
EAST 29TH STREET
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
BASEMENT/
PARKING FLOOR

S437A

JULY 24, 2002

Amelia

B.C.L.S.



FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
(BASEMENT)
PARKING FLOOR

REM 'A'
PLAN S1737

EASEMENT
PLAN BCP

PHASE BOUNDARY

STATUTORY RIGHT OF WAY
PLAN LMP S1738

STRATA PLAN BCS

61

PHASE 1

SHEET 9 OF 9 SHEETS

STRATA PLAN OF LOT 'A', EXCEPT PART
IN PHASE 1, STRATA PLAN BCS 61,

PHASE 2

BLOCKS 52 AND 53, DISTRICT LOT 2022,

GROUP ONE, NEW WESTMINSTER DISTRICT,

PLAN LMP 51737.

STRATA PLAN BCS 61

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C.

DATE: December 19, 2002

DISTRICT OF NORTH VANCOUVER
B.C.G.S. 926. 035

CIVIC ADDRESS

1150 EAST 29TH STREET,
1111, 1115, 1121, 1125, 1129 AND 1131 ROSS ROAD,
2932, 2940, 2942 AND 2944 FROMME ROAD,
NORTH VANCOUVER, B.C.

Brian Biggs Registrar

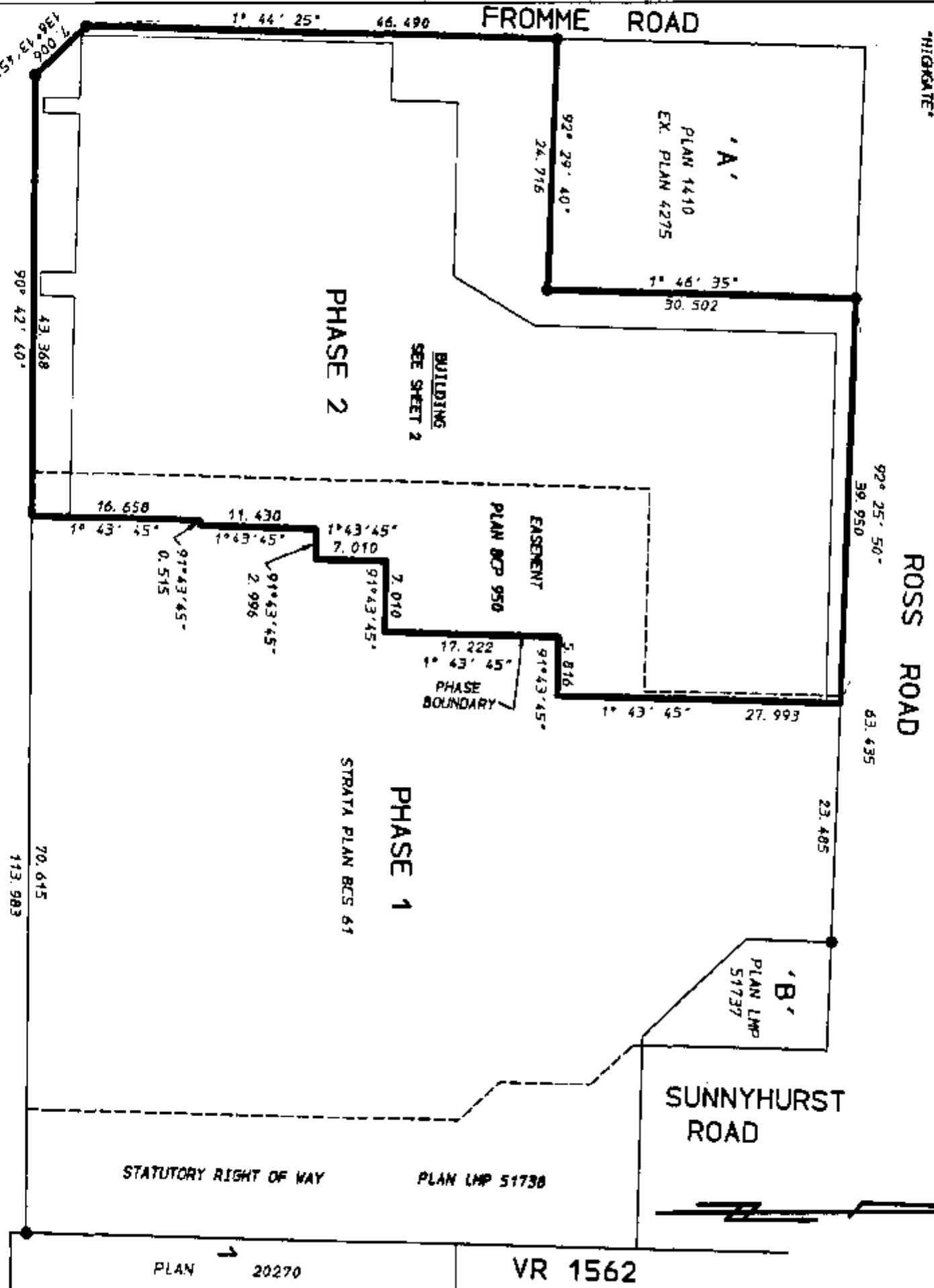
Ref. No. B74 65180

SCALE 1 : 500



ALL DISTANCES ARE IN METRES

THE NAME OF THE DEVELOPMENT IS
'HIGHGATE'



LEGEND

INTEGRATED SURVEY AREA No. 16
DISTRICT OF NORTH VANCOUVER
GRID BEARINGS ARE DERIVED FROM
FROM PLAN LMP 51737.

EAST 29TH STREET

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

LEGEND

- DENOTES STANDARD IRON POST FOUND
- CP DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY
- SL DENOTES STRATA LOT
- 2 DENOTES SQUARE METRES
- PT DENOTES PART
- (E) DENOTES ELEVATOR
- (P) DENOTES PARKING STALL
- (EC) DENOTES ELECTRICAL CLOSET
- (V) DENOTES VISITORS PARKING STALL

I, D. R. NACHON, A BRITISH COLUMBIA LAND SURVEYOR,
OF NORTH VANCOUVER, IN BRITISH COLUMBIA, CERTIFY
THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED
THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE
SURVEY AND PLAN ARE CORRECT.
THE SURVEY WAS COMPLETED ON THE 25TH DAY OF OCTOBER, 2002.

D. R. Nachon

B.C.L.S.

S 437-2A

M 2618-22 FB. 1820 P. 62-75 SD42

HOBBS, WINTER & McDONALD
B.C. LAND SURVEYORS
200-1160 EAST 3RD STREET,
NORTH VANCOUVER, B.C., V7J 1B8
TEL 604-986-1371 FAX 604-986-5204
EMAIL: hmsurvey@shaw.ca

LOCATION OF BUILDING

SCALE 1:250



ALL DISTANCES ARE IN METRES

SHEET 2 OF 8 SHEETS

PHASE 2

STRATA PLAN BCS 61

ROSS ROAD

FROMME ROAD

BUILDING

PHASE 2

PHASE 1

STRATA PLAN BCS 61

EASEMENT
PLAN BCP 950

'A'

PLAN 1410

EX. PLAN 4275

LINE OF BASEMENT FLOOR

LINE OF BASEMENT FLOOR

LINE OF BASEMENT FLOOR

LINE OF BASEMENT FLOOR

EASEMENT LINE

EASEMENT LINE

BUILDING TO LINE

BUILDING
TO LINE

BUILDING
TO LINE

PHASE BOUNDARY

PHASE BOUNDARY

PROPERTY LINE TIES ARE TO EXTERIOR OF
MAIN FOUNDATION WALL.

EAST 29TH STREET

S437-2A

OCTOBER 25, 2002

J. Macdonald

B.C.L.S.

SIGNATURES

SHEET 3 OF 8 SHEETS

PHASE 2

STRATA PLAN BCS 61

THE CORPORATION OF THE DISTRICT OF NORTH
VANCOUVER COVENANTS BR 295486, BT 43423.

Don McNeil
MAYOR Don McNeil - Mayor
Agnes Nielsen
CLERK Agnes Nielsen - Clerk
Shana Burrows
WITNESS AS TO BOTH SIGNATURES Shana Burrows
ADDRESS 355 W. Quena Rd, N. Van B.C.
OCCUPATION Deputy Municipal Clerk

OWNER:
HIGHGATE PROPERTIES LTD.

William Denier
AUTHORIZED SIGNATORY
Wes McAllister
WITNESS AS TO BOTH SIGNATURES
ADDRESS #207-735 Rona Ave. Newwest
OCCUPATION SALES ADMINISTRATOR

MORTGAGEE:
MCAP FINANCIAL CORPORATION

David C. Norder
AUTHORIZED SIGNATORY
David C. Norder
WITNESS AS TO BOTH SIGNATURES
ADDRESS 1400-1140 W. Bender St
OCCUPATION Secretary

MORTGAGEE:
C.A. EQUITIES LTD.

William Denier
AUTHORIZED SIGNATORY
William Denier
WITNESS AS TO BOTH SIGNATURES
ADDRESS 3201 30th Ave Burnaby B.C.
OCCUPATION Lawyer

I, D. R. MACHON, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDING INCLUDED IN THIS
STRATA PLAN HAS NOT, AS OF OCTOBER 25TH, 2002,
BEEN PREVIOUSLY OCCUPIED.

D. Machon B.C.L.S.

APPROVED AS PHASE 2 OF A 2 PHASE STRATA PLAN
UNDER SECTION 244 OF THE STRATA PROPERTY ACT
DATE (MONTH, DAY, YEAR) September 5, 2002

Erwin Toky
APPROVING OFFICER
DIRECTOR OF PLANNING, BUILDING
AND ENVIRONMENTAL SERVICES
DISTRICT OF NORTH VANCOUVER

I, D. R. MACHON, OF NORTH VANCOUVER, B.C.,
A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE
BUILDING SHOWN ON THIS STRATA PLAN IS WITHIN THE
EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT
OF THE STRATA PLAN
DATE: OCTOBER 25TH, 2002.

D. Machon B.C.L.S.

SCALE 1:250

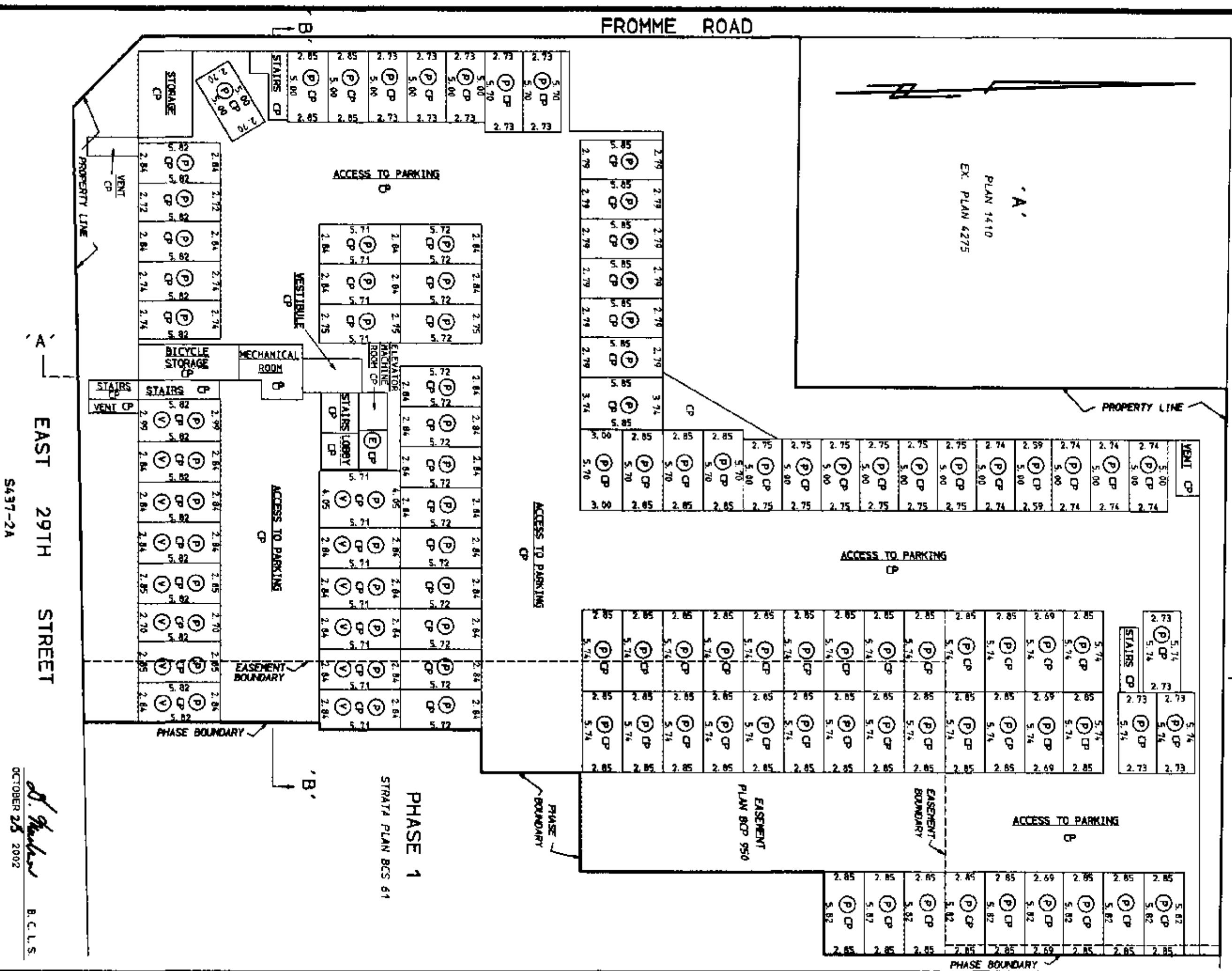


ALL DISTANCES ARE IN METRES

ROSS ROAD

STRATA PLAN BCS 61

PHASE 2



EAST 29TH STREET

S437-2A

OCTOBER 25 2002

B.C.L.S.

PHASE 2

STRATA PLAN BCS 61



543

SECOND FLOOR

SHEET 6 OF 8 SHEETS

SCALE 1:250



ALL DISTANCES ARE IN METRES

PHASE 2

STRATA PLAN BCS 61

ROSS ROAD

FROMME ROAD

PLAN 1410
EX. PLAN 4275

'A'

PHASE 1

STRATA PLAN BCS 61

PHASE BOUNDARY

PHASE BOUNDARY

THIS SHEET SHOWS THE AREAS
OF THE SECOND FLOOR ONLY.

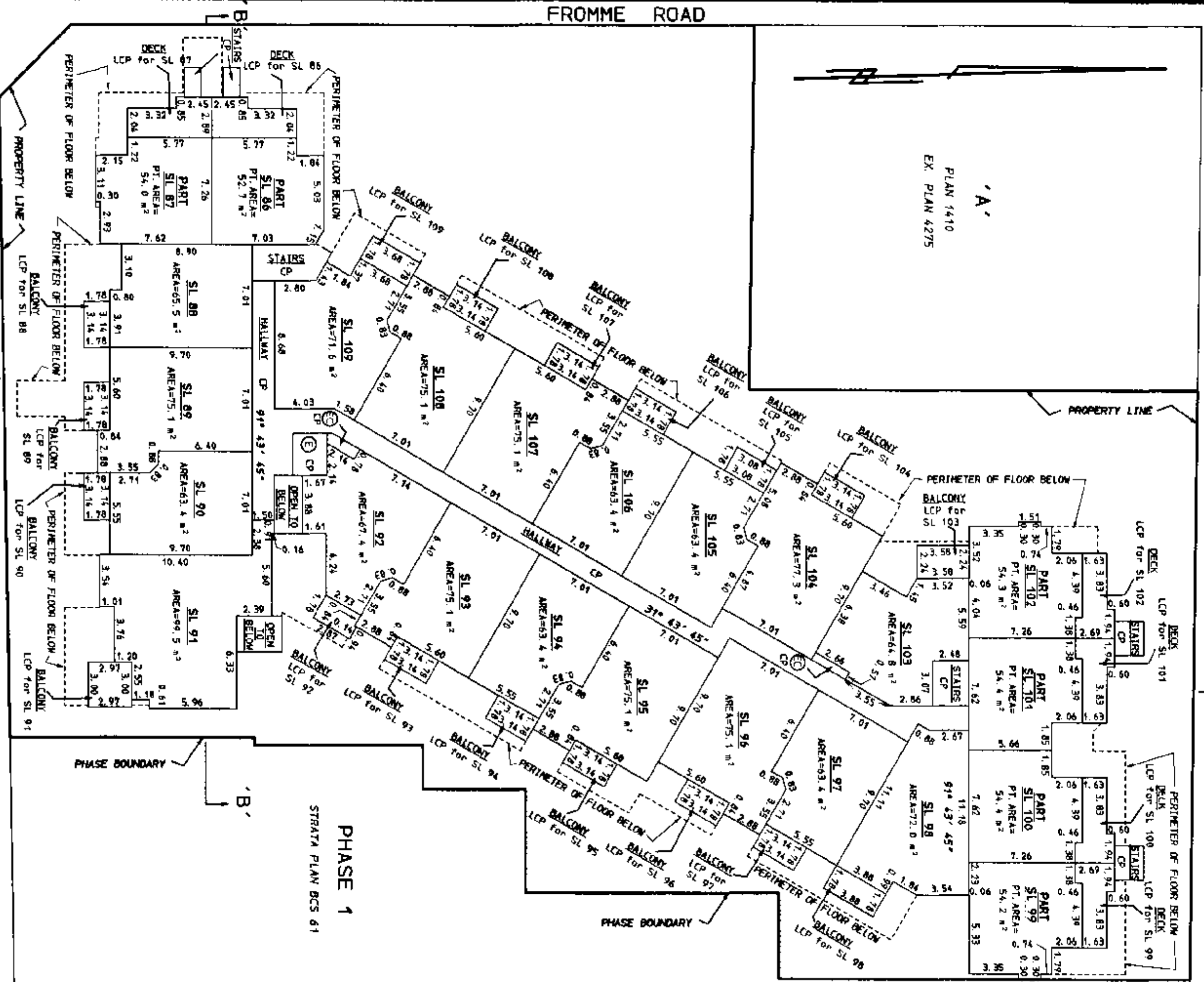
EAST 29TH STREET

S437-2

OCTOBER 25, 2002

A. Harkness

B.C.L.S.



THIRD FLOOR

SCALE 1:250



ALL DISTANCES ARE IN METRES

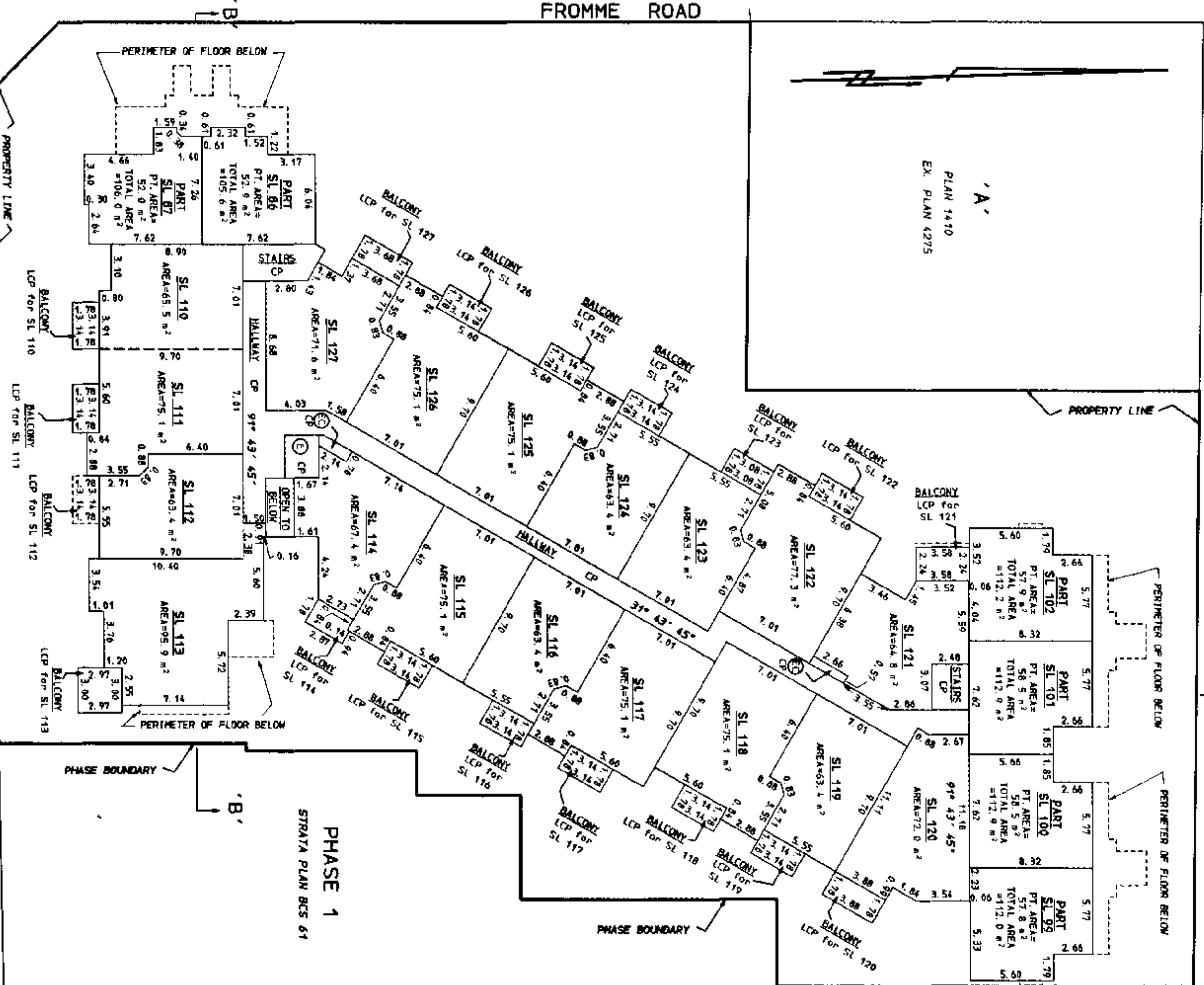
SHEET 7 OF 8 SHEETS

PHASE 2

STRATA PLAN BCS 61

ROSS ROAD

PLAN 1410
EX. PLAN 4275



THIS SHEET SHOWS THE AREAS
OF THE THIRD FLOOR AND THE
TOTAL AREAS OF SLS 06, 07,
99, 100, 101 AND 102.

EAST 29TH STREET

S437-2

OCTOBER 25, 2002

B.C.L.S.

29TH STREET

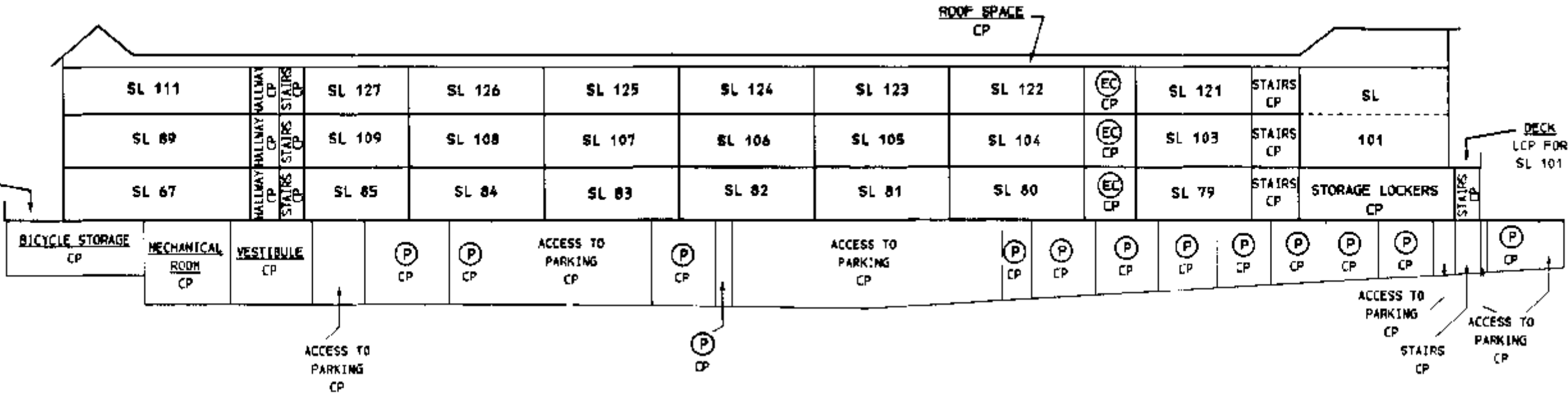
S437-2A

OCTOBER 25, 2002

B.C.L.S.

PROPERTY LINE

PATIO
LCP FOR
SL 67

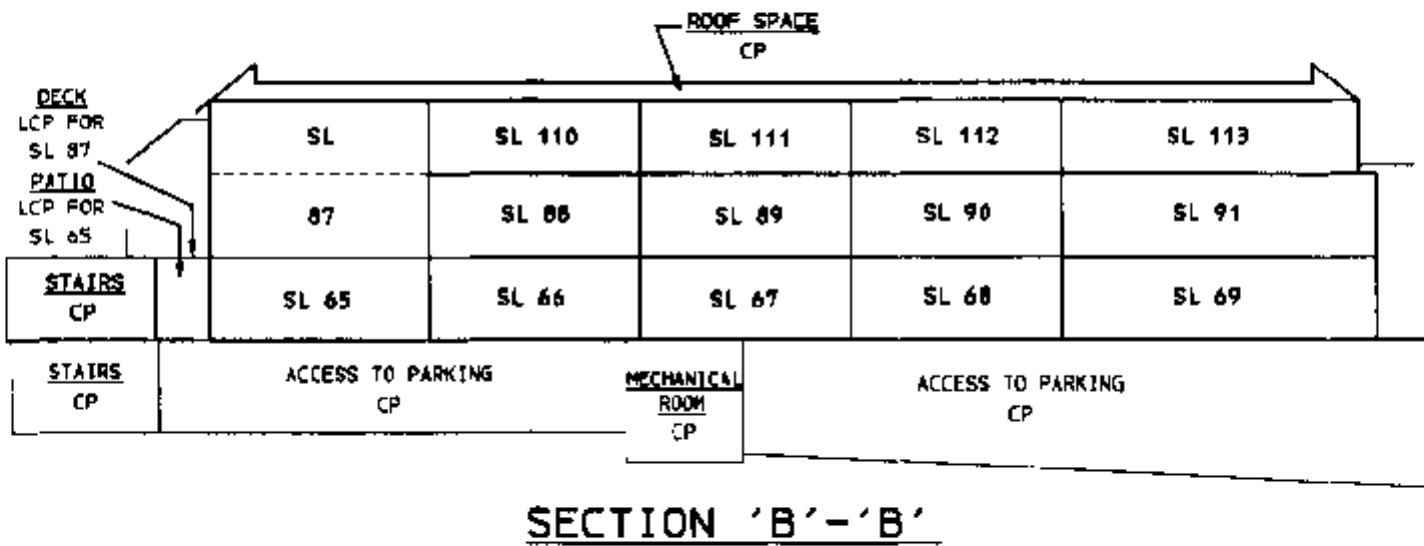


SECTION 'A'-'A'

(IRREGULAR SECTION THROUGH HIGH POINT
OF EACH STRATA LOT)

FROMME ROAD

PROPERTY LINE



SECTION 'B'-'B'

THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
BASEMENT (PARKING) LEVEL

PHASE 1
STRATA PLAN BCS 61

STRATA PLAN BCS 61

PHASE 2

SHEET 8 OF 8 SHEETS

SECTIONS

ROSS ROAD