

WELLS REAL ESTATE INVESTMENT TRUST II INC  
Form POS EX  
March 29, 2004

As filed with the Securities and Exchange Commission on March 29, 2004

Registration No. 333-107066

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**SECURITIES AND EXCHANGE COMMISSION**

Washington, D.C. 20549

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**POST-EFFECTIVE AMENDMENT NO. 2**

**TO**

**FORM S-11**

**REGISTRATION STATEMENT**

*Under*

*THE SECURITIES ACT OF 1933*

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**Wells Real Estate Investment Trust II, Inc.**

(Exact name of registrant as specified in its charter)

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6200 The Corners Parkway, Suite 250

Norcross, Georgia 30092

(770) 449-7800

(Address, including zip code, and telephone number, including area code, of the registrant's principal executive offices)

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**Leo F. Wells, III**

**President**

**Wells Real Estate Investment Trust II, Inc.**

**6200 The Corners Parkway, Suite 250**

**Norcross, Georgia 30092**

**(770) 449-7800**

(Name, address, including zip code and telephone number, including area code, of agent for service)

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Copies to:

**Brad S. Markoff, Esq.**

**M. Hill Jeffries, Esq.**

**Robert H. Bergdolt, Esq.**

**Alston & Bird LLP**

**One Atlantic Center**

**1201 West Peachtree Street**

**Atlanta, Georgia 30309-3424**

**(404) 881-7000**

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**Approximate date of commencement of proposed sale to public:** As soon as practicable after the effectiveness of the registration statement.

If this form is filed to register additional securities for an offering pursuant to Rule 462(b) under the Securities Act of 1933, check the following box and list the Securities Act registration statement number of the earlier effective registration statement for the same offering. "

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If this form is a post-effective amendment filed pursuant to Rule 462(c) under the Securities Act, check the following box and list the Securities Act registration number of the earlier effective registration statement for the same offering. "

If this form is a post-effective amendment filed pursuant to Rule 462(d) under the Securities Act, check the following box and list the Securities Act registration number of the earlier effective registration statement for the same offering. x

If delivery of the prospectus is expected to be made pursuant to Rule 434, please check the following box. "

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**Explanatory Note**

This Post-Effective Amendment No. 2 to Registration Statement on Form S-11 (No. 333-107066) is filed pursuant Rule 462(d) solely to add certain exhibits not previously filed with respect to such Registration Statement.

**PART II. INFORMATION NOT REQUIRED IN PROSPECTUS**

**Item 36. Financial Statements and Exhibits**

(b) The following exhibits are filed as part of this registration statement:

| <b>Ex.</b> | <b>Description</b>           |
|------------|------------------------------|
| 23.1       | Consent of Ernst & Young LLP |
| 24.1       | Power of Attorney            |

**SIGNATURES**

Pursuant to the requirements of the Securities Act of 1933, the registrant certifies that it has reasonable grounds to believe that it meets all the requirements for filing on Form S-11 and has duly caused this post-effective amendment to the registration statement to be signed on its behalf by the undersigned, thereunto duly authorized, in the City of Atlanta, State of Georgia, on March 25, 2004.

**WELLS REAL ESTATE INVESTMENT TRUST II, INC.**

By:           /s/ Leo F. Wells, III          

Leo F. Wells, III

President

Pursuant to the requirements of the Securities Act of 1933, this registration statement has been signed by the following persons in the capacities and on the dates indicated:

| <u>Name</u>  | <u>Title</u>  | <u>Date</u>    |
|--|---|----------------|
| <u>          /s/ Leo F. Wells, III          </u>   | President and Director  | March 25, 2004 |
| Leo F. Wells, III                                  |   |                |
| <u>          /s/ Douglas P. Williams          </u> | Executive Vice President  | March 25, 2004 |
| Douglas P. Williams                                | and Director (Principal<br>Financial and Accounting<br>Officer) |                |
| <u>          *          </u>                       | Director  | March 25, 2004 |
| Charles R. Brown                                   |   |                |
| <u>          *          </u>                       | Director  | March 25, 2004 |
| Richard W. Carpenter                               |   |                |
| <u>          *          </u>                       | Director  | March 25, 2004 |
| Bud Carter   |   |                |
| <u>          *          </u>                       | Director  | March 25, 2004 |
| Donald S. Moss                                     |   |                |



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| <u>Name</u>        | <u>Title</u> | <u>Date</u>    |
|--------------------|--------------|----------------|
| *                  | Director     | March 25, 2004 |
| Jack M. Pinkerton  |              |                |
| *                  | Director     | March 25, 2004 |
| Walter W. Sessoms  |              |                |
| *                  | Director     | March 25, 2004 |
| Neil H. Strickland |              |                |
| *                  | Director     | March 25, 2004 |
| W. Wayne Woody     |              |                |

\* /s/ Douglas P. Williams

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Douglas P. Williams, as attorney-in-fact